



DEVELOPMENT SERVICES

BUILDING | HISTORIC PRESERVATION | PLANNING & ZONING

SITE PLAN REVIEW AND APPEARANCE BOARD

Dunkin Donuts

Meeting	File No.	Application Type
March 25, 2026	2024-152	Level 2 Site Plan
Property Owner	Agent	
540 West Atlantic, LLC	Mike Ventura	

Request

Level 2 Site Plan Application to revitalize the existing building at 540 West Atlantic Avenue into a Dunkin Donuts restaurant, including the addition of a 168 square foot walk-in cooler, modifications to the building elevations, and associated site improvements.

Site Data & Information

Location: 540 W. Atlantic Avenue

PCN: 12-43-46-16-01-021-0150

Property Size: 0.27 acres

LUM: Commercial Core (CC)

Zoning: Central Business District (CBD) – West Atlantic Sub-District

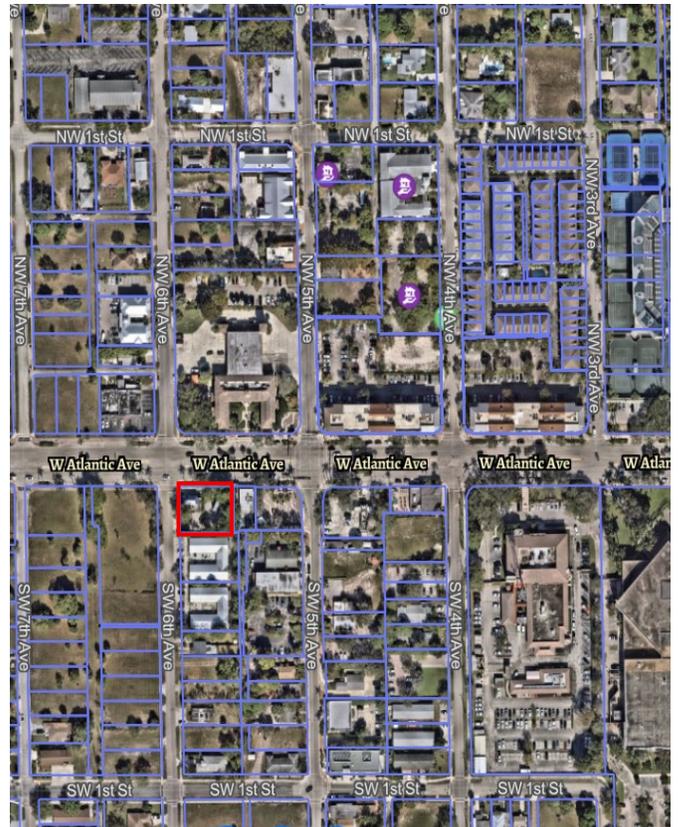
Adjacent Zoning:

- **North:** Community Facilities (CF)
- **South:** CBD
- **West:** CBD
- **East:** CBD

Existing Use: Restaurant (Vacant)

Proposed Use: Restaurant (Coffee Shop)

Overlay: The West Atlantic Avenue



Background

The property located at 540 W. Atlantic Avenue sits on a .27-acre corner lot at the intersection of West Atlantic Avenue and SW 6th Avenue and is developed with a 1,116 square foot freestanding building constructed in 1984. The structure is a one-story vernacular commercial structure with coastal revival influences, featuring a hipped roof form with a central cupola vertical element, and colorful façade treatments.

Historically, the building has accommodated several commercial tenants over time, most notably restaurants establishments; however, the site has since been vacated.



The new property owner seeks to revitalize and restore the existing structure and site to accommodate a dine-in restaurant. Existing site conditions reflect deferred maintenance and deterioration over time. The parking area currently consists of a mixture of asphalt and concrete surfaces that have become uneven and degraded, with visible potholes and areas of patchwork repair. In addition, the parking lot lacks clearly defined and striped parking spaces, and there is currently no enclosed dumpster area to properly serve a restaurant use.

As part of the proposed improvements, structural deficiencies have been identified in the existing roof system, including termite infestation within portions of the roof trusses. To address these conditions and ensure the long-term viability of the structure, the applicant proposes to remove the existing roof assembly and construct a new roof structure. The proposed design includes replacing and increasing the height of the existing hip roof and changing the material, as well as the addition of a tower element at the corner of the building to provide architectural emphasis at the intersection. These architectural and site improvements are intended to restore and enhance the character of the building while improving the overall functionality and appearance of the site.



The property is located within the Sub Area 3 of the West Atlantic Master Plan, which promotes small-scale commercial development that supports the surrounding neighborhood and contributes to the vitality of the West Atlantic corridor. These objectives are further supported by the Always Delray Comprehensive Plan, which encourages context-sensitive redevelopment, adaptive reuse of existing structures, and the continued activation of neighborhood-serving commercial uses the corridor.

The proposed exterior remodel and site improvements are, therefore, consistent with these planning objectives and form the basis for the application before the Board.

Description of Proposal

The proposed project consists of remodeling the exterior of the existing one-story commercial building, construction of 168 square feet for a walk-in cooler and enhancements to the site. The facade improvements include removal of the existing flat/low-profile roof structure and the installation of a new hipped roof system with metal standing seam panels to reinforce a Florida Vernacular architectural expression. A vertically articulated tower feature is proposed at the primary entrance to establish a focal point along the West Atlantic Avenue frontage. The tower will incorporate a gabled cap and integrated signage band, enhance visibility while maintain compatibility with the buildings modest scale. The tower element introduces vertical emphasis and reinforces the pedestrian-oriented character of the corridor.



Furthermore, the proposal includes site modifications intended to improve overall functionality and regulatory compliance in addition to architectural enhancements. Improvements will address parking layout and striping to ensure consistency with current regulations, including accessible spaces and required dimensional standards. Circulation patterns will be refined to provide clear vehicular ingress and egress, improve internal maneuverability, and enhance pedestrian connectivity between the building and adjacent public sidewalks.

The site also includes upgraded waste management facilities with appropriately screen refuse enclosures designed in accordance with City requirements. Drainage and infrastructure improvements will be implemented to ensure compliance with stormwater management. Additionally, landscape enhancements will be provided to meet current code requirements for perimeter buffering, interior parking lot landscaping, and shade tree contributing to improved environmental performance and pedestrian comfort along the corridor.

These site improvements ensure the property not only reflects an upgraded architectural expression but also functions in compliance with applicable zoning, design, and infrastructure standards

Review & Analysis: Site Plan and Zoning

LDR Section 2.4.10(A)(1)(b), Level 2 Site Plan Applications

“Include new construction, additions to an existing building, or the conversion of an existing single-family residence or duplex, consisting of no more than a total of five dwelling units for multi-family residential development or 15,000 gross square feet of mixed-use or nonresidential development.”

LDR Section 2.4.10(A)(2)(c)(1), Administrative Review *“Level 1 and Level 2 Site Plan applications may be approved, denied, or approved with conditions pursuant to Article 2.2 by the Director. “*

The proposed development consists of 168 square feet of new construction to an existing 1,119 square foot building. Therefore, the request is considered a Level 2 Site Plan application subject to Board approval.

LDR Section 2.4.10(A)(3), Findings

- (b) *Level 2, Level 3, and Level 4 Site Plan applications require compliance with the findings in Chapter 3, Performance Standards.*
- (c) *Landscape Plans, including modifications to existing landscaping, shall be consistent with Section 4.6.16, Landscape Regulations*
- (d) *Architectural Elevations, including modifications to existing building facades, require an overall determination of consistency with the objectives and standards of Section 4.6.18, Architectural Elevations and Aesthetics, and any adopted architectural design guidelines and standards, as applicable.*

The site plan application requires compliance with b, c, and d listed above. The analysis of the required findings is further identified below.

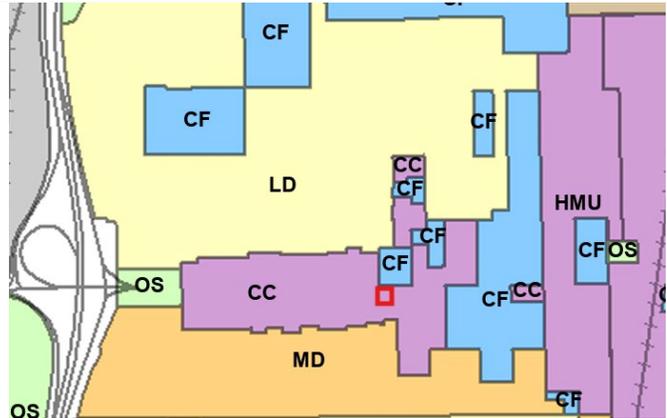
LDR Section 3.1.1, Required Findings *Prior to the approval of development applications, certain findings must be made in a form which is part of the official record. This may be achieved through information on the application, written materials submitted by the applicant, the staff report, or minutes. Findings shall be made by the body which has the authority to approve or deny the development application.*

These findings relate to (A) the Land Use Map, (B) Concurrency, (C) Consistency, and (D) Compliance with the LDR; analysis is provided below.

3.1.1(A) Land Use Map

The resulting use of land or structures must be allowed in the zoning district within which the land is situated and said zoning must be consistent with the applicable land use designation as shown on the Land Use Map.

The subject property has a Land Use Map designation of Commercial Core (CC), and a zoning designation of CBD-West Atlantic Sub-district, which is a compatible zoning district to implement the CC land use designation. Restaurants are permitted uses within the CBD zoning district.



3.1.1(B) Concurrency

Concurrency as defined by Objective NDC 3.1 of the Neighborhoods, Districts, and Corridors Element of the adopted Comprehensive Plan must be met and a determination made that the public facility needs, including public schools, of the requested land use and/or development application will not exceed the ability of the City and The School District of Palm Beach County to fund and provide, or to require the provision of, needed capital improvements in order to maintain the Levels of Service Standards established in Table CIE-2, Level of Service Standards, of the Capital Improvements Element of the adopted Comprehensive Plan of the City of Delray Beach.

Potable Water and Sewer: Connections are to existing lines.

Drainage: The proposed drainage system consists of a network of drainage inlets, exfiltration trench, and piping.

Transportation:.. A TPS letter issued by Palm Beach County dated October 9, 2025, confirmed that the existing development will generate fewer than 21 peak hours trips, and will therefore have an insignificant impact on traffic. The use remains unchanged

Parks and Open Space: Park impact fees are not applicable for this use.

Solid Waste: The Solid Waste Authority has indicated that its facilities have sufficient capacity to accommodate all development proposals through the year 2071. The development proposes one new dumpster to be provided on site.

Schools: Concurrency is not applicable.

3.1.1(C) Consistency

A finding of overall consistency may be made even though the action may be in conflict with some individual performance standards contained within Article 3.2, provided that the approving body specifically finds that the beneficial aspects of the proposed project (hence compliance with some standards) outweighs the negative impacts of identified points of conflict.

The applicable subsections of Article 3.2, Performance Standards, are Section 3.2.1, which requires a determination of consistency with the Comprehensive Plan, and Section 3.2.3, which provides standards for site plan actions.

Section 3.2.3, Standards for site plan and/or plat actions

The applicable subsections of Article 3.2, Performance Standards, are Section 3.2.1, which requires a determination of consistency with the Comprehensive Plan, and Section 3.2.3, which provides standards for site plan actions.

The proposed improvements to the existing building within the CBD constitute a minor alteration rather than substantial

redevelopment or new development. The addition of limited square footage for a rear walk-in cooler and the associated site work, primarily repaving, restriping, circulation refinement, and installation of a screened dumpster enclosure are corrective and functional in nature and do not intensify or materially alter the longstanding restaurant use. While the application requires full CBD review, the scope of work remains contained within the existing building footprint and established site layout. The project does not expand the building toward the street, alter the established streetscape relationship, or create impacts that would undermine the intent of the CBD's pedestrian-oriented design standards. The proposal enhances site conditions, improves accessibility and circulation, and remains consistent with the standards of Section 3.2.3 without constituting redevelopment of the property.

Neighborhoods, Districts, and Corridors Element

Policy NDC 1.1.2 *Provide a complementary mix of land uses, including residential, office, commercial, industrial, recreational, and community facilities, with design characteristics that provide: Similar uses, intensity, height, and development patterns facing each other, especially in residential neighborhoods. Uses that meet the daily needs of residents. Public open spaces that are safe and attractive.*

Policy NDC 1.1.3 *Provide transitions between land use designations at the rear of properties or at major corridors so that the prescribed uses and potential development patterns are arranged to achieve compatible and appropriate changes in intensity, height, and scale.*

Policy NDC 1.1.12 *Develop and redevelop remaining infill lots in residential neighborhoods using zoning that is identical or most similar to the zoning of adjacent properties or that results in same or less intense development.*

Policy NDC 1.3.3 *Apply the density and intensity in mixed-use land use designations to encourage adaptive re-use, development, and redevelopment that advances strategic, policy-driven goals, such as diverse residential housing opportunities, sustainable building practices, historic preservation, public parking, civic open space, or economic development strategies.*

Policy NDC 2.2.3 *Encourage the adaptive reuse of existing structures located within mixed-use and commercial land use designations, particularly those that were originally established as single family homes or are over 50 years old, by providing incentives, such as relief in the Land Development Regulations, grants to facilitate retrofitting or rehabilitation, etc.*

Policy NDC 2.2.4 *Provide incentives in the Land Development Regulations that encourage the long-term viability, adaptive reuse, and redevelopment of small properties located within mixed-use and commercial land use designations to maintain the historic development pattern over time.*

Economic Prosperity

Policy ECP 6.3.2 *Encourage predictability and consistency in the City's Land Development Regulations, while also allowing for flexibility and creativity in the site development process.*

The proposed site improvements and exterior remodel are consistent with the Comprehensive Plan, specifically policies supporting compatible infill and adaptive reuse within commercial corridors. The improvements maintain pedestrian and vehicular connectivity through existing sidewalk enhancements and ADA access while providing parking and circulation improvements in a manner that minimizes conflict with pedestrian activity. These actions align with overall neighborhood and corridor objectives without compromising the character or intent of the plan.

Section 3.2.4, Standards for Specific Areas or Purposes

The property is not located within a flood prone zone area, an environmentally sensitive area, on the barrier island, or a historic district. The property is not an individually designated site or would impact adjacent local government. The subject property is located within Wellfield Protection Zone 4.

3.1.1(D) Compliance with the LDR.

Whenever an item is identified elsewhere in the LDR, it shall specifically be addressed by the body taking final action on a land development application/request. Such items are found in Section 2.4.5 and in special regulation portions of individual zoning district regulations.

The proposed commercial development complies with the development requirements of the CBD zoning district, except for the existing non-conformities. The proposed site plan for the property was reviewed as a Level 2 Site Plan based on the scope of work

involving exterior building renovations, site improvements and addition of a walk-in cooler. As such, the proposed work is limited in scope of work and does not involve demolition or reconstruction of the existing building footprint, that would otherwise trigger full compliance with all current development standards.

Pursuant to **LDR Section 1.3.5**, existing structures that are legally non-conforming may remain provided that alterations do not enlarge, expand, or increase the degree of nonconformity. The existing building contains a nonconforming corner setback of approximately 8 feet whereas at least 10 feet is required. The project does not alter or expand the building envelope in a manner that would increase the degree of nonconformity. Additionally, the proposed exterior renovations increase window openings along the building frontage, thereby reducing the existing nonconformity and improving consistency with the CBD ground-floor transparency standard.

Furthermore, the existing streetscape along SW 6th Avenue does not fully conform to the streetscape design standards established in **LDR Section 4.4.13**. The current conditions lack a 4-foot curb zone containing a continuous streetscape planting shade canopy; however, the existing 6-foot sidewalk is provided that provides a continuous pedestrian clear zone that extends around the corner augmenting the intersection into the existing 10-foot-wide sidewalk along W. Atlantic Avenue. Therefore, given the limited scope of the proposed work and the existing site configuration, no modifications to the existing streetscape are proposed as part of this application.

Specific standards are detailed below.

Section 4.4.13, Central Business District

Standard/Regulation	Required	Existing	Proposed
Table 4.4.13(C), Height	Maximum: 54 feet, 4 stories	10 feet	13 feet, 9 inches
Table 4.4.13(C), Setbacks	Front: Min. 10 feet – Max. 15 feet Side: 10 feet Rear: 10 feet	Front: Corner: *1st Story: 8 feet W. Atlantic Avenue: 1st Story: 15 feet SW 6th Avenue: 1st Story: 12 feet* Rear (south): 1st Story: 43 feet Rear (east): 1st Story: 71 feet	N/A
4.4.13(E)(2), Minimum Streetscape Width	Required: 15 ft Curb Zone: 4 ft (min.) Ped. Clear Zone: 6 ft (min.) Remaining Front Setback Area: up to 15 ft	W. Atlantic Avenue: 18 feet Curb Zone: 8 feet Ped. Clear Zone: 10 feet Remaining Front Setback Area: 15 feet SW 6th Avenue: 15.8 feet * Curb Zone: 0 feet Ped. Clear Zone: 6 feet Remaining Front Setback Area: 11.6 feet (landscaped)	N/A
4.4.13(E)(2)(a)3, Remaining Front Setback Area	Hardscape or Landscaping comprised of plants in removable planters, palms and/or ground planting may be installed adjacent to the	Existing raised staircase and planter bed	N/A

	building provided views into storefront windows are not obstructed.		
4.4.13(E), Frontage Type: Stoop, Storefront, Arcade, and Lobby	Storefront Requirements: Building Setback: 10 to 15 ft Store Width: max. 75 ft Storefront Base: 9 in - 3 ft Glazing Height: Min 8 ft Required Openings: Min 80% Awning Projection: Min 5 ft	Building Setback: 15.1 ft Store Width: 42.5 ft Storefront Base: 3 feet Glazing Height: 7.8 ft Openings: 54% Awning Projection: none	Building Setback: 15.1 ft Store Width: 42.5 ft Storefront Base: 3 feet Glazing Height: 8 ft Openings: 70% Awning Projection: 5 feet
4.4.13(G), Civic Open Space	Not required		

*Existing nonconformity

Other Regulations

Standard/Regulation	Required	Proposed
4.6.8(A)(3), Lighting	Illumination spillover is limited to the maximum degree feasible given the minimum illumination requirements for street lighting, off-street parking illumination, and lighting at the building and garage entrance. The proposed lighting complies with the minimum and maximum illumination requirements for off-street parking illumination, lighting at the building entrance, and lighting at the property line adjacent a parcel or public right-of-way.	
4.4.13(I), CBD Parking Standards	Required: 9 parking spaces total Restaurant (more than 8 seats) 6 spaces/1,000 sf	Provided: 9 parking spaces, including 2 compact spaces (22%)
LDR Table 4.4.13(M), Bicycle Parking	Retail: Type I spaces – 2/10,000 sf = 1 space Type II – Not Required	Type I spaces – 2

LDR Section 2.4.10(A)(3)(c), Findings

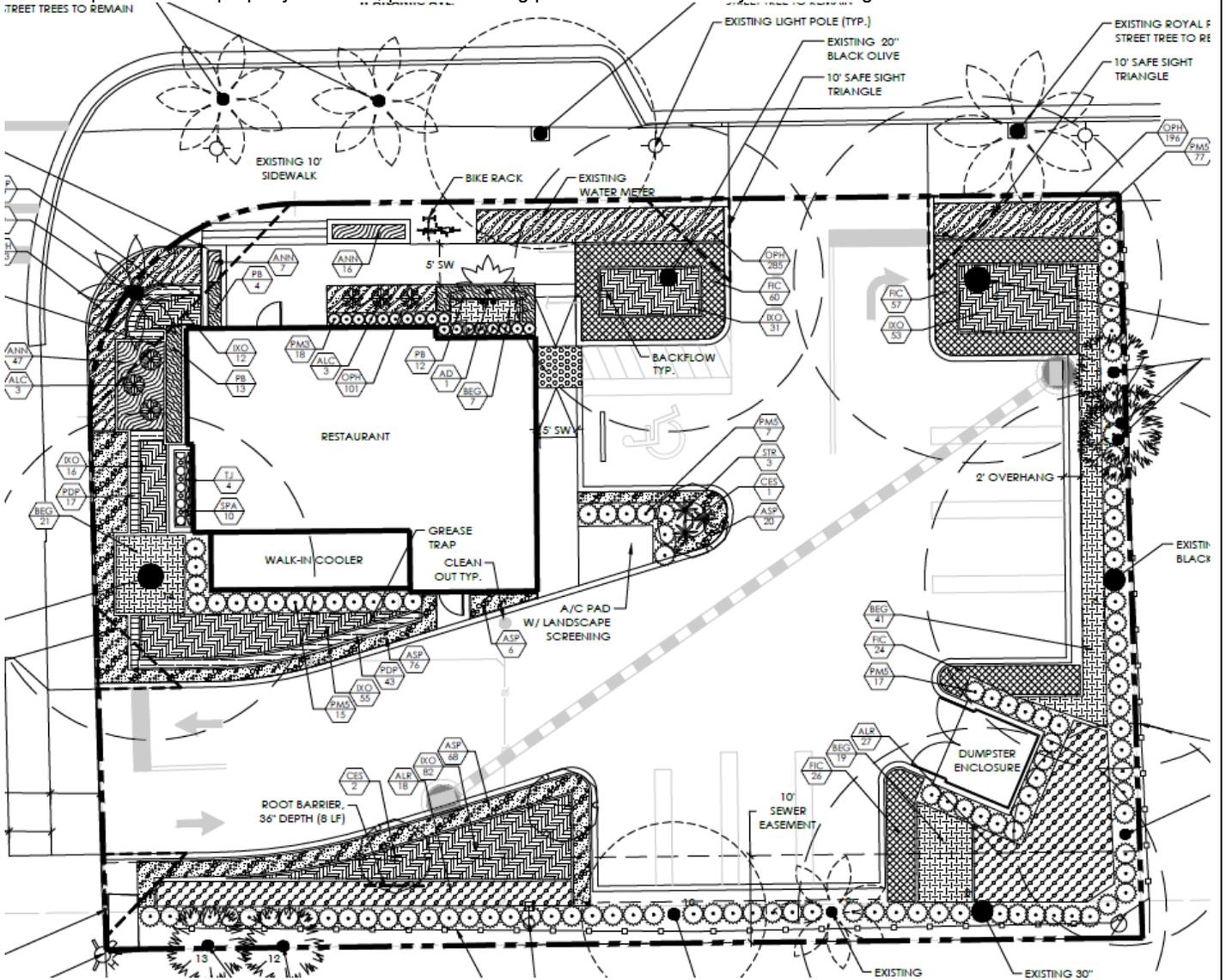
Landscape Plans, including modifications to existing landscaping, shall be consistent with [Section 4.6.16](#), Landscape Regulations.

LDR Section 4.6.16, Landscape Regulations

Landscape Plans, including modifications to existing landscaping, shall be consistent with Section 4.6.16, Landscape Regulations.

Overall, the landscape plan has been deemed technically compliant by the Senior Landscape Planner, pursuant to the applicable requirements of LDR Section 4.6.16. The applicant proposes removal of existing artificial turf area and replaces with living plant material with layered shrubs and ground cover. The proposal intends to remove one Mahogany and replace with one Silver buttonwood tree. The plan significantly improves the appearance and function of the site through preservation of existing mature trees, installation of a perimeter landscape buffer, creation of a landscaped entrance feature, installation of additional shrub and groundcover plantings, screening of mechanical equipment and dumpster area. The landscape plan proposes installation of a five-foot wide perimeter landscaped buffer along portions of the site perimeter adjacent to neighboring properties consisting of the existing mature trees and palms with layered new Yew Pine shrubs, combined with accent plantings of White Angel Begonia and Regal Shields Alocasia shrubs. A landscape terminal island is proposed at the parking lot entrance along SW 6th Avenue. The island includes canopy plantings and shrub material designed to define the vehicular entrance, meet dimensional requirements for parking lot island contributing to the reduction of the visual dominance of pavement and support the landscape objectives of Section 4.6.16(H). The terminal islands contain a Silver Buttonwood tree, and a mix of shrubs and accent plantings of Foxtail Fern and Dwarf Izora shrubs. Additional landscape is planted in areas around utilities and mechanical equipment, including screening around the A/C unit pad and grease trap. Yew Pine, Bird of Paradise and Foxtail Fern. The proposed landscape palette includes a mix of palms, canopy trees, shrubs, ornamental plants, and groundcover species. This diversity enhances site aesthetics and contributes

to a layered design consistent with the City's landscape standards. As part of the review, a 7.5-foot easement is requested along the southern portion of the property. As such, prior to building permit issuance a utility easement agreement shall be recorded.



LDR Section 2.4.10(A)(3)(d), Findings

Architectural Elevations, including modifications to existing building facades, require an overall determination of consistency with the objectives and standards of Section 4.6.18, Architectural Elevations and Aesthetics, and any adopted architectural design guidelines and standards, as applicable.

LDR Section 4.6.18. - Architectural elevations and aesthetics - Minimum requirement

The requirements contained in this Section are minimum aesthetic standards for all site development, buildings, structures, or alterations except for single family development. It is required that all site development, structures, buildings, or alterations to same, show proper design concepts, express honest design construction, and be appropriate to surroundings

There are five subsections for consideration in **LDR Section 4.6.18:**

- (A) Minimum requirements;
- (B) Building and structure requirements;
- (C) Exterior space;
- (D) Parking lots and vehicular use areas, and
- (E) Criteria for board action.

(E) Criteria for Board Action.

The following criteria shall be considered by the Site Plan Review and Appearance Board in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved.

- (1) The plan or the proposed structure is in conformity with good taste, good design, and in general contributes to the image of the City as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas, and high quality.
- (2) The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
- (3) The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The proposed elevations provided below have been reviewed for compliance with Section 4.6.18 - Architectural Standards.

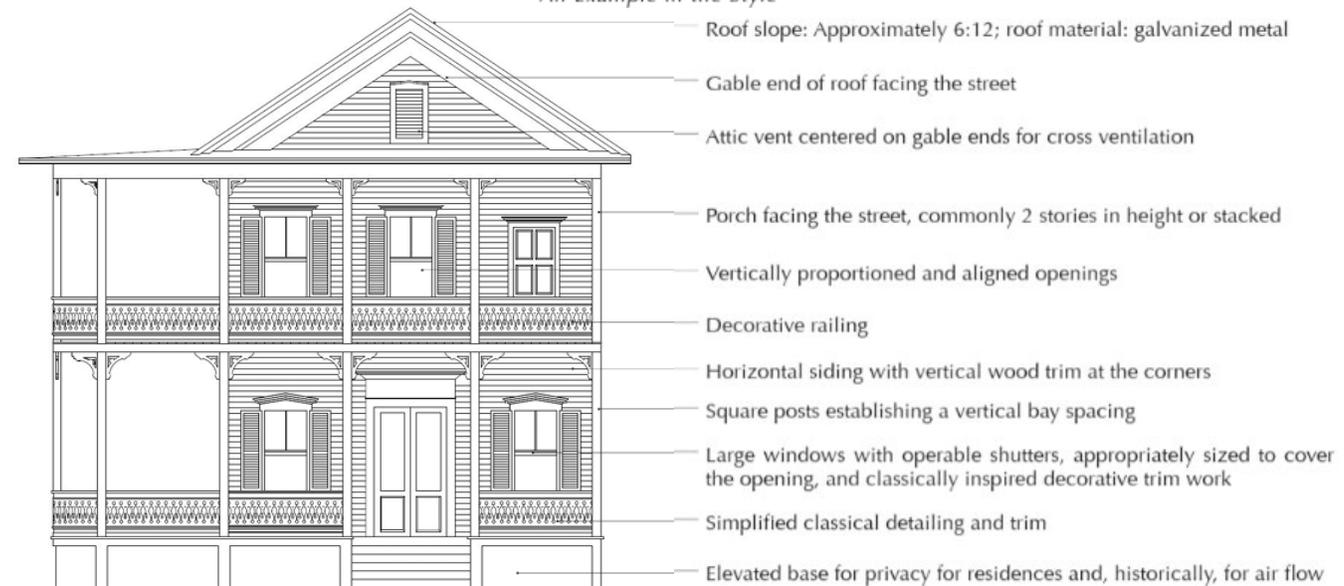
In conjunction to the above minimum requirements, all buildings in the CBD Sub-districts shall utilize one of the architectural styles as identified in the *Delray Beach Architectural Design Guidelines* and adhere to the defining characteristics outlined in the guideline document to ensure high quality architecture in the downtown area.

LDR Section 4.4.13(F), Architectural Standards, to ensure high quality architecture in the downtown area, the following architectural standards apply to all buildings in the Central Business District Sub-districts and in the OSSHAD with CBD Overlay. In addition to the standards in Section 4.6.18, the following standards apply in all CBD Sub-districts.

The proposed development is utilizing the Florida Vernacular architectural style, which is one of the seven styles that are within the guidelines.

FLORIDA VERNACULAR

An Example in the Style



Delray Beach Central Business District - Architectural Design Guidelines

“The Florida Vernacular is a style of architecture native to the region, most typically constructed with a wooden frame and finished with wood siding. The origins of the style are adapted from multiple sources, including the Victorian (more common in the northern states), the Southern Plantation home, the Florida Cracker, and Florida Craftsman styles. The classical temple is heavily referenced in the Florida vernacular, as evidenced by gable-roof ends facing the street and simplified classical detailing. The front facade is often composed of double-height or stacked porches.”

The proposed exterior modifications incorporate architectural elements consistent with Florida Vernacular design principles, which are encouraged within the CBD to reinforce the coastal and historic character of Atlantic Avenue. Florida Vernacular architecture is generally characterized by simple building forms, durable materials, and design features that respond to Florida’s climate and

coastal context.

LDR 4.4.13(F)(2) - Façade Composition, Tripartite Organization: The building elevations demonstrate articulation through a central tower emphasizing the primary entry, the changes in roof form and building height, and variations in materials and fenestration patterns. These features break up the horizontal mass of the building and create visual hierarchy consistent with CBD design standards. The design features a clear division of base, middle and top façade composition. The base features a smooth, light grey stucco finished, while the primary wall plane include horizontal lap siding and fenestration. The top is defined by the gable form and metal roof, providing visual termination to the building elevation.

LDR 4.4.13(F)(3) - Architectural Style, Florida Vernacular: The proposed elevations incorporate elements of Florida vernacular architecture, including gable roof forms, standing seam, metal roofing, and horizontal lap siding, which contribute to a pedestrian scaled façade and support the architectural character encourage within the Central Business District. The architectural elements are consistent with the defining characteristics of Florida Vernacular architecture as described in the CBD Architectural Design Guidelines and reflected in the applicant's architectural narrative and supporting renderings.

LDR 4.4.13(F)(4) - Walls and Primary Materials: The proposed elevations introduce a combination of horizontal lap siding and stucco finishes to create variation in texture and visual depth across the building façade. The lap siding used on the upper façade area reinforces the Florida Vernacular style while the smooth stucco along the portions of the building to provide contrast and maintain material continuity with surrounding commercial structures in the area. The façade incorporates fenestration framed within the façade composition and aligned with the architectural rhythm of the building, helping establish proportional balance across the elevation.

LDR 4.4.13(F)(5) - Openings and Transparency: Ground-floor storefront glazing and upper-story window systems are integrated into the façade design to maintain visual rhythm and façade articulation. Storefront systems provide pedestrian engagement along primary street frontages through transparent glazing, recessed entry conditions, and pedestrian-scaled façade detailing. Upper-story fenestration incorporates ribbon window groupings and recessed openings that create shadow lines and façade relief consistent with Florida Vernacular architectural expression and CBD façade articulation expectations.

LDR 4.4.13(F)(6) - Roof Form and Screening: The building utilizes a sloped hip roof form and prominent tower with gable roof form cap utilizing a standing seam metal roof material which is historically consistent with Florida Vernacular architecture.

LDR 4.4.13(F)(7) - Architectural Elements: Architectural detailing includes awnings projections for solar shading, horizontal lap siding, smooth stucco, elevated base, and vertical architectural elements reinforcing building entry and corner emphasis. Structural expression elements contribute to façade depth and architectural interest consistent with CBD Architectural Guidelines and the selected architectural style.

LDR 4.4.13(F)(8) - Parking and Service Integration: Vehicular access and service functions are consolidated along the rear alley limiting visibility of service and parking functions from primary pedestrian frontages. This configuration supports pedestrian-oriented street activation and maintains the functional relationship between building frontage and the public realm along primary streets.

LDR 4.4.13(F)(9) - Urban Heat Island Reduction and Green Building: The building incorporates reflective roofing materials and energy-compliant roof systems consistent with urban heat island reduction objectives. The building size is below the thresholds requiring green building compliance.

Overall, the proposed architectural improvements introduce a cohesive set of design elements, including gable and hip roof forms, standing seam metal roofing, horizontal lap siding, articulated entry features, storefront glazing, and canopy elements that collectively reinforce the Florida Vernacular architectural style. These elements improve the building's visual quality while maintaining compatibility with the architectural character envisioned for the Central Business District. The building reinforces the corner condition, supports pedestrian-oriented frontage design, and reflects architectural quality expectations established under LDR Section 4.4.13(F).

Options for Board Action

- A. Move **approval** of a Level 2 (2024-152) Site Plan, Architectural Elevations and a Landscape Plan to modify the existing facade and construct a 168 square-foot walk-in cooler addition with associated site improvements at 540 West Atlantic Avenue, finding that the request is consistent with the Land Development Regulations and the Comprehensive Plan.

- B. Move **approval** of a Level 2 (2024-152) Site Plan, Architectural Elevations and a Landscape Plan to modify the existing facade and construct a 168 square-foot walk-in cooler addition with associated site improvements at 540 West Atlantic Avenue, finding that the request is consistent with the Comprehensive Plan and meets the criteria in the Land Development Regulations, **subject to conditions**.

- C. Move **denial** of a Level 2 (2024-152) Site Plan, Architectural Elevations and a Landscape Plan to modify the existing facade and construct a 168 square-foot walk-in cooler addition with associated site improvements at 540 West Atlantic Avenue, finding that the request is inconsistent with the Comprehensive Plan and does not meet the criteria in the Land Development Regulations

- D. **Continue with direction.**

Technical Advisory Committee (TAC) Timeline

Review No.	Submittal Date	TAC Comments Transmitted
1	05/17/2024	06/17/2024
2	07/5/2024	8/5/2024
3	10/03/2024	10/22/2024 Revised 10/24/2024
4	12/13/2024	1/30/2025
5	9/9/2025	9/26/2025
6	11/10/2025	12/10/2025
7	2/10/2026	

Number of days with Applicant: 456
Number of days with City Staff: 178

DUNKIN'



540 W ATLANTIC AVE.
 DELRAY BEACH, FL
 PC # 3 6 4 8 6 1

BUILDING TYPE: FREESTANDING
 IMAGE TYPE: NEXT GENERATION (COOL PALETTE)

development inc
 architecture

VENTURA

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 ventura-architecture.com
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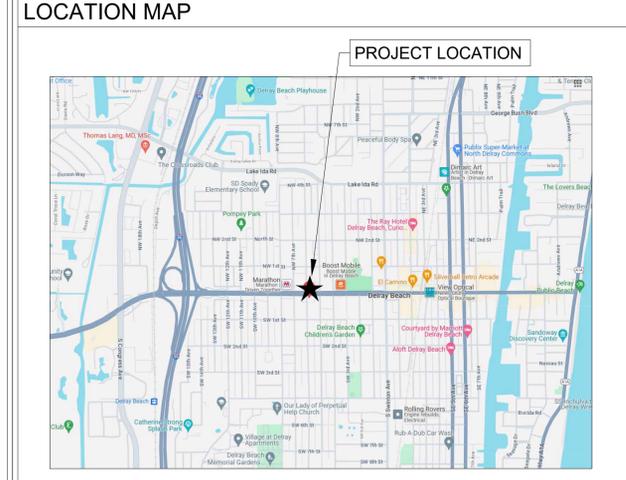
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ABBREVIATION INDEX			
&	AND	FT.	FOOT
@	AT	FURN.	FURNITURE
A/C	AIR CONDITIONING	GA.	GAUGE
A.D.	AREA DRAIN	GALV.	GALVANIZED
A.F.F.	ABOVE FINISH FLOOR	GYP. BD.	GYPSUM BOARD
ALUM.	ALUMINUM	HDWD.	HARDWOOD
ALT.	ALTERNATE	HDR.	HEADER
APPROX.	APPROXIMATE	H.D.	HUB DRAIN
BD.	BOARD	H.M.	HOLLOW METAL
BLDG.	BUILDING	HORIZ.	HORIZONTAL
BM.	BEAM	HGT.	HEIGHT
BSMT.	BASEMENT	I.D.	INSIDE DIAMETER
BTWN.	BETWEEN	INSUL.	INSULATION
BOT.	BOTTOM	INT.	INTERIOR
C.L.	CENTER LINE	JT.	JOINT
C.T.	CERAMIC TILE	KIT.	KITCHEN
CLG.	CEILING	LAM.	LAMINATE
CLOS.	CLOSET	LAV.	LAVATORY
CM	CONSTRUCTION MGR.	LT.	LIGHT
CMU	CONC. MASONRY UNIT	MAS.	MASONRY
COL.	COLUMN	MAX.	MAXIMUM
COMBO	DUNKIN'/BASKIN TOGO'S/BASKIN TOGO'S/BASKIN	MECH.	MECHANICAL
		MTL.	METAL
		MFR.	MANUFACTURER
		MIN.	MINIMUM
CONC.	CONCRETE	MISC.	MISCELLANEOUS
CONT.	CONTINUOUS	M.O.	MASONRY OPENING
CONST.	CONSTRUCTION	MTD.	MOUNTED
C.S.	CONSTRUCTION SPECIFICATIONS	N.I.C.	NOT IN CONTRACT
		NO.	NUMBER
D.B.I.	DUNKIN' BRANDS INC. DEPARTMENT	NOM.	NOMINAL
DTL.	DETAIL	N.T.S.	NOT TO SCALE
D.F.	DRINKING FOUNTAIN	O.A.	OVERALL
DIA.	DIAMETER	O.C.	ON CENTER
DIM.	DIMENSION	O.D.	OUTSIDE DIAMETER
DISP.	DISPENSER	OPNG.	OPENING
DN	DOWN	OPT.	OPTIONAL
DR.	DOOR	O.S.B.	ORIENTED STRAND BOARD
D.S.	DOWN SPOUT		
DWG.	DRAWING	PL.	PLATE
EA.	EACH	P.LAM.	PLASTIC LAMINATE
EL.	ELEVATION	PLUMB.	PLUMBING
ELEC.	ELECTRICAL	PLYWD.	PLYWOOD
EQ.	EQUAL	PR.	PAIR
EQUIP.	EQUIPMENT	PROP.	PROPERTY
EXIST.	EXISTING	P.S.F.	PER SQUARE FOOT
EXT.	EXTERIOR	P.S.I.	PER SQUARE INCH
F.D.	FLOOR DRAIN	PTD.	PAINTED
FIN.	FINISH	P.V.C.	POLY VINYL CHLORIDE
FL.	FLOOR		
F.O.	FACE OF		
FRP	FIBERGLASS REINFORCED PANELS		
		Q.T.	QUARRY TILE
		QTY.	QUANTITY
		R.A.	RADIUS
		RAD.	RADIUS
		REF.	REFRIGERATOR
		REINF.	REINFORCING
		REV.	REVISION
		REQ'D	REQUIRED
		RESIL.	RESILIENT
		RM.	ROOM
		R.O.	ROUGH OPENING
		SCHED.	SCHEDULE
		SEC.	SECTION
		S.F.	SQUARE FOOT
		SHT.	SHEET
		SIM.	SIMILAR
		SPEC.	SPECIFICATION
		SQ.	SQUARE
		S.S.	STAINLESS STEEL
		STD.	STANDARD
		STL.	STEEL
		STRUCT.	STRUCTURAL
		SUSP.	SUSPENDED
		TEL.	TELEPHONE
		THK.	THICK
		THRU	THROUGH
		T.O.P.	TOP OF PLATE
		T.O.S.	TOP OF STEEL
		T.O.SL.	TOP OF SLAB
		TRT.	TREATED
		TYP.	TYPICAL
		U.N.O.	UNLESS NOTED OTHERWISE
		V.C.B.	VINYL COMPOSITION BASE
		V.C.T.	VINYL COMPOSITION TILE
		VERT.	VERTICAL
		V.I.F.	VERIFY IN FIELD
		V.W.C.	VINYL WALL COVERING
		W/	WITH
		W.C.	WATER CLOSET
		WD.	WOOD
		W/O	WITHOUT
		WP.	WATERPROOFING
		WT.	WEIGHT
		WWM.	WELDED WIRE MESH

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DESIGN CODES	
ARCHITECTURAL	FLORIDA BUILDING CODE (FBC-8th Ed.)2023
MECHANICAL	FLORIDA BUILDING CODE MECHANICAL 2023 8th Ed.
ELECTRICAL	NFPA 70 NATIONAL ELECTRICAL CODE 2023
PLUMBING CODE	FLORIDA BUILDING CODE PLUMBING 2023 8th ed.
LIFE SAFETY	NFPA 101 LIFE SAFETY CODE 2021 EDITION
ACCESSIBILITY CODE	FLORIDA BUILDING CODE ACCESSIBILITY 2023 8th. Ed.
FIRE PREVENTION	FFPC 8th. Edition 2023 (CONTAINS THE 2021 EDITION OF BOTH NFPA 1 & NFPA 101 W/ FLORIDA AMENDMENTS) FLORIDA ADMINISTRATIVE CODE (FAC) FLORIDA STATE STATUTE.

SCOPE OF WORK
- EXISTING CORE & FOUNDATION
- NEW ROOF AND TRUSSESS
- NEW FINISHES PER FINISH PLAN AND INTERIOR ELEVATIONS
- NEW GRID & LIGHT FIXTURES PER RCP
- NEW PLUMBING PER PLUMBING PLANS
- NEW ELECTRICAL PER ELECTRICAL PLANS
- NEW MILLWORK AND EQUIPMENT
- NEW MECHANICAL PER MECHANICAL PLANS



- GENERAL NOTES:**
- ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE BEST WORKMANSHIP PRACTICES OF THE CONSTRUCTION TRADE. ARCHITECT RESERVES THE RIGHT TO REJECT A MATERIAL OF WORK, WHICH DOES NOT CONFORM TO THESE STANDARDS.
 - ALL WORK SHALL BE IN ACCORDANCE WITH THE FLORIDA BUILDING CODE AND OTHER APPLICABLE LOCAL AND NATIONAL CODES.
 - ALL MATERIALS FURNISHED ON THE SITE SHALL BE NEW AND STORED IN SUCH A MANNER AS TO PROTECT THEM FROM THE ELEMENTS. GENERAL CONTRACTOR SHALL KEEP THE SITE CLEAN AND FREE OF DEBRIS AT ALL TIMES DURING THE CONSTRUCTION PERIOD.
 - THESE PLANS MAY BE USED ONLY UNDER SUCH CONDITIONS IN WHICH ALL APPLICABLE SAFETY LAWS, RULES AND REGULATIONS ARE BEING OBSERVED. COMPLIANCE IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
 - THE GENERAL CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, SUPPLIES, EQUIPMENT AND SERVICES TO INCLUDE BUT NOT LIMITED TO GENERAL CONSTRUCTION, ELECTRICAL, PLUMBING AND MECHANICAL WORK REQUIRED FOR COMPLETE AND OPERATIONAL JOB AS SHOWN AND/OR INDICATED ON THESE DRAWINGS.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION AND ALL WORK PROVIDED BY SUBCONTRACTORS OF THE VARIOUS TRADES.
 - SUBSTITUTIONS OR "APPROVED EQUALS" PRODUCTS SHALL BE LISTED AND APPROVED BY ARCHITECT. ALL MATERIALS SHALL BE ORDERED IN TIMELY FASHION AND WILL NOT CONSTITUTE REASON FOR SUBSTITUTION. DELAYS FOR MATERIALS WILL BE SOLE RESPONSIBILITY OF THE CONTRACTOR.
 - THE ARCHITECT SHALL BE PROVIDED WITH SAMPLES, SUBMITTALS, SHOP DRAWINGS, FOR FIXED AND OPERABLE HURRICANE SHUTTERS, MILLWORK, FIREPLACE, WINDOWS AND DOORS, AND TRUSSES, ETC. THE DRAWINGS ARE FOR CONSTRUCTION. THE DIMENSIONS MAY VARY DO TO THE CONSTRUCTION PROCESS AND FIELD CONDITIONS. ALL DIMENSIONS MUST BE FIELD VERIFIED PRIOR TO FABRICATION.
 - ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. DIMENSIONS MAY VARY ON SITE DUE TO THE CONSTRUCTION PROCESS AND FIELD CONDITIONS. DRAWINGS ARE NOT TO BE SCALED IN THE FIELD. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT AT ONCE BEFORE PROCEEDING. CONTRACTOR SHALL BE RESPONSIBLE FOR WORK WHICH PROCEEDS WITHOUT DO COURSE AND COORDINATION.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS, FEES, LICENSES AND TAXES, RELATED TO WORK.
 - SURFACES TO BE PAINTED SHALL BE FILLED, SEALED AND SANDED AS REQUIRED. COLORS TO BE SELECTED BY THE ARCHITECT. FOUR TEST SAMPLES SHALL BE MADE, PRIOR TO EXECUTION OF WORK. THE ARCHITECT SHALL ALSO SELECT COLORS OF READY-BUILT PRODUCTS.
 - GENERAL CONTRACTOR SHALL BE RESPONSIBLE THAT ARCHITECTURAL, STRUCTURAL, ELECTRICAL, MECHANICAL DRAWINGS ARE EMPLOYED SIMULTANEOUSLY IN THE CONSTRUCTION OF THIS PROJECT. ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
 - NO DEVIATIONS OF THESE PLANS ARE ALLOWED EXCEPT WITH WRITTEN CONSENT OF THE ARCHITECT.
 - BEFORE SUBMISSION OF BID, THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIARIZED WITH THE EXISTING CONDITIONS.

DUNKIN BRANDS DATA		
STORE DIMENSIONS:	SQ. FOOTAGE	SQ. FOOTAGE
STANDING SPACE - SALES AREA		80 SQ. FT.
SERVICE/KITCHEN PREP AREA		1,003 SQ. FT.
STANDING		36 SQ. FT.
WALK IN FREEZER	70 SQ. FT.	
WALK IN REFRIGERATOR AREA	98 SQ. FT.	
REFIG/ FREEZER COMBO AREA	168 SQ. FT.	
TOTAL:		1,119 SQ. FT.
REST ROOMS:	NUMBER	
NUMBER OF RESTROOMS		1
PUBLIC ACCESS TO RESTROOMS		N
ACCESSIBLE REST ROOMS		Y
DRIVE-THRU:		
YES/NO		N
NUMBER OF DRIVE THRU WINDOWS		N/A
MENU BOARD SIZE (SINGLE, COMBO)		N/A
CAR LENGTHS FROM MENU TO WINDOW		N/A
STACKING (TOTAL # OF VEHICLES)		N/A
ESCAPE LANE		N/A
DRIVE THRU TIMER SYSTEM		N/A

SEATING:	
# OF TABLES	5
# OF SEATS	10
# OF BARRIER FREE SEATING UNITS	1
STAND UP COUNTERS (Y/N)	N
TOTAL # OF SEATS	10
IMAGE TYPE:	
SINGLE BRAND	SINGLE BRAND

GRAPHIC SYMBOLS			
		SECTION	INTERIOR ELEV. INDICATOR
		DETAIL	PARTITION TYPE
		DOOR	COLUMN REFERENCE GRIDS
KEY NOTE	EQUIPMENT TAG	FINISHES	ROOM

DUNKIN' - COOL PALETTE
 540 W ATLANTIC AVE.
 DELRAY BEACH, FL
 PC # 3 6 4 8 6 1

revisions:
 4 11.05.2025 - fm ZONING COMMENTS
 5 01.06.2026 - fm ZONING COMMENTS

Drawn by:
 JA

date:
 09.09.2024

project # :
 230636

CS-1.0

COVER SHEET

MASTER FINISH SCHEDULE

EXTERIOR WALL PAINT					
CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
PTE-01	PAINT	SHERWIN WILLIAMS	GRAY FINISH	SW 7019 "GAUNTLET GRAY"	PLACE ORDER WITH LOCAL SHERWIN WILLIAMS STORE FOR A STORE NEAR YOU CALL: 800-474-3794 MARK T. WEINER NATIONAL ACCOUNT EXECUTIVE 93 CHURCH ST BARRINGTON RI 02806 M: 617-438-1408 O: 401-245-5176 EMAIL: MARK.T.WEINER@SHERWIN.COM
PTE-02	PAINT	SHERWIN WILLIAMS	CHARCOAL FINISH	SW 7069 "IRON ORE"	
PTE-03	NOT USED		WOOD PATTERN	SEE FIBER CEMENT LAP SIDING PS-03	
PTE-04	PAINT	SHERWIN WILLIAMS	OFF WHITE FINISH	SW 7063 "NEBULOUS WHITE"	
PTE-05	PAINT	SHERWIN WILLIAMS	MID-TONE FINISH	SW 7066 "GRAY MATTERS"	
PTE-06	NOT USED				
PTE-07	NOT USED				
PTE-08	NOT USED				
PTE-09	PAINT	SHERWIN WILLIAMS OR FACTORY FINISH TO MATCH SW COLOR	WALK-IN BOX	SW 7069 "IRON ORE"	
PTE-10	PAINT	SHERWIN WILLIAMS	SECONDARY MID-TONE FINISH	SW 6255 "MORNING FOG"	
PTE-11	NOT USED		LINEN WHITE	SEE SPEC FOR METAL PAINT PC-10	
PTE-12	PAINT		DD PINK	COLOR MATCH PMS 219 C MAP ULTRA LOW V.O.C.	
PTE-13	PAINT		DD ORANGE	COLOR MATCH PMS 165C MAP ULTRA LOW V.O.C.	
PTE-14	NOT USED				

EXTERIOR FIBER-CEMENT CLADDING SYSTEMS					
CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
PP-01	FIBER-CEMENT CLADDING	NICHIHA	GRAY FINISH TUFFBLOCK "PEWTER" EPF641F	COLOR: "PEWTER" SURFACE: STANDARD Dimension: 17 7/8"H x 119 5/16"L x 5/8"TH TRIM: NICHIHA MTCK-01 METAL TRIM CORNER KEY 1 1/2" X 1/2" COLOR: CLEAR ANNOIDIZED	MATT STEPHENSON NATIONAL BRANDS MANAGER: P: 770-789-8228 Email: dunkindonuts@nichiha.com Email: MSTEPHENSON@nichiha.com Matt Stephenson Project Manager C: 770-789-8228 Email: mstephenson@nichiha.com
PP-02	FIBER-CEMENT CLADDING	NICHIHA	CHARCOAL FINISH TUFFBLOCK "STEEL" EPF644F	COLOR: "STEEL" SURFACE: STANDARD Dimension: 17 7/8"H x 119 5/16"L x 5/8"TH TRIM: NICHIHA MTCK-01 METAL TRIM CORNER KEY 1 1/2" X 1/2" COLOR: CLEAR ANNOIDIZED	
PP-03	NOT USED		WOOD FINISH	SEE FIBER CEMENT LAP SIDING FINISH PS-03	
PP-04	FIBER-CEMENT CLADDING	NICHIHA	OFF WHITE FINISH MIRAIA SNOW-EDM1014SUS AWP 18X18 SMOOTH	COLOR: "SNOW" TEXTURE / SURFACE: HIGH GLOSS DIMENSION: 17 7/8"H x 71 9/16"L x 5/8"TH TRIM: NICHIHA MTCK-SNOW METAL-TRIM, CORNER KEY 4 GLOSS PANEL SNOW DIMENSION TRIM: 1 1/2" X 1-1/2"	
PP-05	FIBER-CEMENT CLADDING		MID-TONE FINISH NOT USED SEE PP-01		
PP-06	NOT USED				
PP-07	NOT USED				
PP-08	NOT USED				

EXTERIOR FIBER-CEMENT EXTERIOR SIDING AND PANELS						
CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS	
PS-01	FIBER CEMENT PANEL	JAMES HARDIE	GRAY FINISH	COLOR: "AGED PEWTER" SURFACE: HARDIE SIDING OR COLOR: "PRIMED FINISH" FIELD PAINT TO MATCH PTE-01 DIMENSION: 8 1/4" X 12" X 5/16" THK WITH 6" SIDING EXPOSURE	JEFF HARVEY 774-287-8278 JEFFERY.HARVEY@JAMESHARDIE.COM	
PS-01 LP	FIBER CEMENT PANEL	JAMES HARDIE	GRAY FINISH	COLOR: "AGED PEWTER" SURFACE: PRE-FINISHED REVEAL PANEL DIMENSION: (5/16" x 48" X 96") WITH COLOR MATCHED TRIMS AND COLOR MATCHED SCREWS OR COLOR: "PRIMED FINISH" FIELD PAINT TO MATCH PTE-01		
PS-02	FIBER CEMENT SIDING	JAMES HARDIE	CHARCOAL FINISH	COLOR: "IRON GRAY - VOLCANO GRAY" SURFACE: HARDIE SIDING OR COLOR: "PRIMED FINISH" FIELD PAINT TO MATCH PTE-02 DIMENSION: 8 1/4" X 12" X 5/16" THK WITH 6" SIDING EXPOSURE		
PS-02 LP	FIBER CEMENT PANEL	JAMES HARDIE	CHARCOAL FINISH	COLOR: "IRON GRAY - VOLCANO GRAY" SURFACE: PRE-FINISHED REVEAL PANEL DIMENSION: (5/16" x 48" X 96") WITH COLOR MATCHED TRIMS AND COLOR MATCHED SCREWS OR COLOR: "PRIMED FINISH" FIELD PAINT TO MATCH PTE-02		
PS-03	FIBER CEMENT SIDING	WOODTONE	WOOD FINISH RUSTIC SERIES WOODTONE	COLOR: "HONEY GLAZE" WOOD PATTERN SURFACE: WOOD PATTERN PLANK DIMENSION: 8 1/4" X 12" X 5/16" THK WITH 6" SIDING EXPOSURE NOTE: NAILS TO MATCH WOOD FINISH		FOR WOODTONE PRODUCTS: LAURENCE TAYLOR, WOODTONE SALES REPRESENTATIVE PHONE: (604) 792-3680 CELL: (604) 798-2664 LAURENCE.T@WOODTONE.COM
PS-04	NOT USED					
PS-04 LP	FIBER CEMENT PANEL	JAMES HARDIE	OFF WHITE FINISH LARGE FORMAT PANEL	COLOR: "ARCTIC WHITE" SURFACE: PRE-FINISHED REVEAL PANEL DIMENSION: (5/16" x 48" X 96") WITH COLOR MATCHED TRIMS AND COLOR MATCHED SCREWS OR COLOR: "PRIMED FINISH" FIELD PAINT TO MATCH PTE-04		
PS-05	FIBER CEMENT SIDING	JAMES HARDIE	MID-TONE FINISH	COLOR: "GRAY SLATE" SURFACE: HARDIE SIDING OR COLOR: "PRIMED FINISH" FIELD PAINT TO MATCH PTE-05 DIMENSION: 8 1/4" X 12" X 5/16" THK WITH 6" SIDING EXPOSURE		
PS-05 LP	FIBER CEMENT PANEL	JAMES HARDIE	MID-TONE FINISH	COLOR: "GRAY SLATE" SURFACE: PRE-FINISHED REVEAL PANEL DIMENSION: (5/16" x 48" X 96") WITH COLOR MATCHED TRIMS AND COLOR MATCHED SCREWS OR COLOR: "PRIMED FINISH" FIELD PAINT TO MATCH PTE-05		
PS-06	NOT USED					
PS-07	NOT USED					
PS-08	NOT USED					

EXTERIOR EIFS					
CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
EIFS-01	EIFS	DRYVIT	GRAY PATTERN	"GRAY" EIFS; DRYVIT # HDP - DUDO 38 2736 ST; MATCH SW 7019 "GAUNTLET GRAY; SANDPEBBLE FINE	ROBERT DAZEL C: 734-276-0404 BOB.DAZEL@DRYVIT.COM
EIFS-02	EIFS	DRYVIT	CHARCOAL PATTERN	"CHARCOAL" EIFS; DRYVIT # DUDO 312736S; MATCH SW 7069 IRON ORE; SANDPEBBLE FINE	
EIFS-02 BR	EIFS	DRYVIT	CHARCOAL BRICK PATTERN	MODULAR, WITH TEXTURE; AND WIRE CUT COLOR: GRAY - SW 7019 GAUNTLET GRAY EFFECTS: IRON SPOT AND FLASHED SHAPES COORDINATE AS REQUIRED TO PROJECT SPECIFICS	
EIF-03	NOT USED		WOOD PATTERN	SEE WOODTONES PS-03	
EIFS-03 ALT	EIFS	DRYVIT	WOOD PATTERN	"WOOD" EIFS; DRYVIT # HDP - DUDO 39 2736 ST. COLOR LATTE; SANDPEBBLE FINE	
EIFS-04	EIFS	DRYVIT	OFF WHITE PATTERN	"WHITE" EIFS; DRYVIT DUDO 40 2736 ST - MATCH SW 7063 NEBULOUS WHITE; SANDPEBBLE FINE	
EIFS-05	EIFS	DRYVIT	MID-TONE CLADDING	"MIDDLE GREY" EIFS; DRYVIT COLOR: #DUDO 362736S; SANDPEBBLE FINE	
EIFS-06	NOT USED				
EIFS-07	NOT USED				
EIFS-08	NOT USED				
EIFS-09	NOT USED		WALK-IN BOX	SEE EXTERIOR PAINT PTE-09	
EIFS-10	NOT USED		SECONDARY MID-TONE FINISH		
EIFS-11	NOT USED		LINEN WHITE	SEE SPEC FOR METAL PAINT PC-10	
EIFS-12	EIFS	DRYVIT	PINK BAND	COLOR: PINK - DUDO 33 1413 S NOTE: STRATOTONE COLORANT	
EIFS-13	EIFS	DRYVIT	ORANGE BAND	ORANGE - DUDO 34 1413 S NOTE: STRATOTONE COLORANT	
EIFS-14	NOT USED				

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 A A 0 0 0 3 1 2 3



DUNKIN' - COOL PALETTE
 540 W ATLANTIC
 DELRAY BEACH, FL
 PC#364861

revisions:

 Drawn by:
 JA

 date:
 03 - 06 - 2024

 project # :
 230636

GN-2.3
 MASTER FINISH
 SCHEDULE

MASTER FINISH SCHEDULE

EXTERIOR METAL PAINTED COATINGS					
CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
PC-01	PAINTED COATING	SHERWIN WILLIAMS	GRAY FINISH	SW 7019 "GAUNTLET GRAY"	PLACE ORDER WITH LOCAL SHERWIN WILLIAMS STORE FOR A STORE NEAR YOU CALL: 800-474-3794 MARK T. WEINER NATIONAL ACCOUNT EXECUTIVE 93 CHURCH ST BARRINGTON RI 02806 M: 617-438-1408 O: 401-245-5178 EMAIL: MARK.T.WEINER@SHERWIN.COM
	PAINTED COATING	POWDER COAT	GRAY FINISH	SW 7019 "GAUNTLET GRAY"	
PC-02	PAINTED COATING	MATTHEWS PAINT	CHARCOAL FINISH	COLOR: MP10269 DARK SLATE FINISH LVS SATIN V2.0	
	PAINTED COATING	SHERWIN WILLIAMS	CHARCOAL FINISH	SW 7069 "IRON ORE"	
PC-03	NOT USED				
	NOT USED				
PC-04	PAINTED COATING	MATTHEWS PAINT	OFF WHITE FINISH	COLOR MATCH PMS COOL GREY 1C MAP ULTRA LOW V.O.C.	
	PAINTED COATING	SHERWIN WILLIAMS	OFF WHITE FINISH	SW 7063 "NEBULOUS WHITE"	
	PAINTED COATING	POWDER COAT	OFF WHITE FINISH	SW 7063 "NEBULOUS WHITE"	
PC-05	PAINTED COATING	SHERWIN WILLIAMS	MID-TONE FINISH	SW 7066 "GRAY MATTERS"	
	PAINTED COATING	POWDER COAT	MID-TONE FINISH	SW 7066 "GRAY MATTERS"	
PC-06	NOT USED	N/A			
	NOT USED	N/A			
PC-07	PAINTED COATING	SHERWIN WILLIAMS	OFF WHITE FINISH	SW 7063 "NEBULOUS WHITE"	
	PAINTED COATING	POWDER COAT	OFF WHITE FINISH	SW 7063 "NEBULOUS WHITE"	
PC-08	PAINTED COATING	SHERWIN WILLIAMS	CHARCOAL FINISH	SW 7069 "IRON ORE"	
	PAINTED COATING	POWDER COAT	CHARCOAL FINISH	SW 7069 "IRON ORE"	
PC-09	PAINTED COATING	SHERWIN WILLIAMS OR FACTORY FINISH TO MATCH SW COLOR	WALK-IN	SW 7069 "IRON ORE"	
	PAINTED COATING	POWDER COAT TO MATCH SHERWIN WILLIAMS SW COLOR	WALK-IN	SW 7069 "IRON ORE"	
PC-10	PAINTED COATING	SHERWIN WILLIAMS	MID-TONE FINISH #2	SW 6255 "MORNING FOG"	
	PAINTED COATING	POWDER COAT	MID-TONE FINISH #2	SW 6255 "MORNING FOG"	
	PAINTED COATING		LINEN WHITE	COLOR MATCH WILSONART PLAM "LINEN" MAP ULTRA LOW V.O.C.	
	PAINTED COATING	POWDER COAT	LINEN WHITE	COLOR MATCH WILSONART PLAM "LINEN" MAP ULTRA LOW V.O.C.	
PC-12	PAINTED COATING	MATTHEWS PAINT	DD PINK FINISH	COLOR MATCH PMS 219 C COLOR: MP79206 R161426 FINISH: LVS SATIN V1.0 OVER MP55898 WHITE BASECOAT	
	PAINTED COATING	SHERWIN WILLIAMS	DD PINK FINISH	COLOR MATCH PMS 219 C	
	PAINTED COATING	POWDER COAT	DD PINK FINISH	COLOR MATCH PMS 219 C	
PC-13	PAINTED COATING	MATTHEWS PAINT	DD ORANGE FINISH	COLOR MATCH PMS 165C COLOR: MP79700 R161426 FINISH: LVS SATIN V1.0 OVER MP55898 WHITE BASECOAT	
	PAINTED COATING	SHERWIN WILLIAMS	DD ORANGE FINISH COLOR # 5059990	Blended At: Sherwin Williams Product Finishes, Lowell MA Product: LV3 - Genesis Low VOC Satin GT1039 Orange Toner 785.97g / .19gal GT1511 Low VOC Gloss Clear 529.21g / .12gal GT1043 Autumn Orange 194.04g / .05gal GT1011 Artic White 137.20g / .02gal GR1088 Reducer 442.38g / .13gal GT1510 Low VOC Flat Clear 2157.21g / .49gal	
	PAINTED COATING	POWDER COAT	DD ORANGE FINISH	COLOR MATCH PMS 165C	
PC-14	NOT USED	SHERWIN WILLIAMS			
	NOT USED	POWDER COAT			

EXTERIOR METAL PAINTED COATINGS

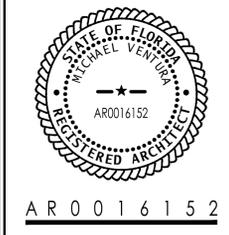
EXTERIOR METAL TRIM					
CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
TR-01	METAL	TAMLYN	EXTRUDED METAL CHANNEL USED AT TOWER ELEMENT	PINK ACCENT BAND SEE SF03 (PINK)	TAMLYN - XTREME TRIM IAN DANIELS 713-446-3075; idaniels@tamlyn.com OR HORACIO'S SHEET METAL MICHAEL TAVERES P: 508-985-9940; mike@horacios.com OR AGI RANDY KERR 800-877-3810 EXT. 3248; rkerr@agi.net
	METAL	HORACIO			
	METAL	AGI			
TR-02	METAL	TAMLYN	EXTRUDED METAL CHANNEL USED AT TOWER ELEMENT	OFF WHITE ACCENT BAND SEE SF04 (WHITE)	
	METAL	HORACIO			
	METAL	AGI			
TR-03	NOT USED				
TR-04	METAL	TAMLYN	(XOCLP34) OUTSIDE CORNER TRIM. USED AT TOWER ELEMENT	TO MATCH FIBER CEMENT LAP SIDING PS-03	TAMLYN - XTREME TRIM IAN DANIELS 713-446-3075; idaniels@tamlyn.com
TR-05	METAL	TAMLYN	(XS516) BOTTOM "STARTER" TRIM. USED AT TOWER ELEMENT	CLEAR ANODIZED	
TR-06	METAL	TAMLYN	(JMH34) VERTICAL TERMINATION TRIM-TYP. USED AT TOWER ELEMENT	FACTORY FINISH TO MATCH FIBER CEMENT LAP SIDING PS-03	
TR-07	METAL	TAMLYN	(JMH716) TOP TRIM USED AT TOWER ELEMENT	FACTORY FINISH TO MATCH FIBER CEMENT LAP SIDING PS-03	JEFF HARVEY 774-287-6278 JEFFERY.HARVEY@JAMESHARDIE.COM
TR-08	METAL	JAMES HARDIE	JH SURROUND VERTICAL TRIM	FINISH: FACTORY CLEAR ANODIZED 16 GA TRIM AVAILABLE IN 8'-0" LENGTHS. USED WITH JAMES HARDIE REVEAL PANELS	
TR-09	METAL	JAMES HARDIE	JH SURROUND HORIZONTAL TRIM	FINISH: FACTORY CLEAR ANODIZED 16 GA TRIM AVAILABLE IN 8'-0" LENGTHS. USED WITH JAMES HARDIE REVEAL PANELS	
TR-10	METAL	JAMES HARDIE	JH SURROUND OUTSIDE CORNER TRIM	FINISH: FACTORY CLEAR ANODIZED 16 GA TRIM AVAILABLE IN 8'-0" LENGTHS. USED WITH JAMES HARDIE REVEAL PANELS	
TR-11	METAL	JAMES HARDIE	JH SURROUND J-CHANNEL TRIM	FINISH: FACTORY CLEAR ANODIZED 16 GA TRIM AVAILABLE IN 8'-0" LENGTHS. USED WITH JAMES HARDIE REVEAL PANELS. NOTE: CAN BE USED VERTICALLY & HORIZONTALLY @ PENETRATION OR TRANSITION W/ OTHER MATERIALS	
TR-12	NOT USED				
INTERIOR FIBERGLASS REINFORCED PANEL					
CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
FRP-01	FIBERGLASS REINFORCED PANELS	CRANE COMPOSITES	GLASBOARD COLOR: 46- PEARL GRAY TEXTURE: EMBOSSED (PEBBLE FINISH)	BOHKITCHEN AREAS NOT IN PUBLIC VIEW	CRANE - KEMLITE COMPOSITES VENDOR CONTACT: JEFF TOLLE P: 1-800-435-0080 OR 1-815-467-8600 OR 1-815-274-9125 (DIRECT) C: 330-260-7827 SALES@CRANECOMPOSITES.COM
FRP-01 ALT	FIBERGLASS REINFORCED PANELS	MARLITE	COLOR: P151 "LIGHT GRAY" TEXTURE: EMBOSSED (PEBBLE FINISH)	BOHKITCHEN AREAS NOT IN PUBLIC VIEW	
FRP-02 ALT	NOT USED				
FRP-03 (C)	FIBERGLASS REINFORCED PANELS	CRANE COMPOSITES	COLOR: 113DCP 4' X 8' PART # 113 DCP8 OR 4' X 10' PART # 113 DCP10	COOL PALETTE - APPROVED FOR BACK LINE WALL IN NEW AND REMODEL RESTAURANTS.	CRANE - KEMLITE COMPOSITES VENDOR CONTACT: JEFF TOLLE P: 1-800-435-0080 OR 1-815-467-8600 OR 1-815-274-9125 (DIRECT) C: 330-260-7827 SALES@CRANECOMPOSITES.COM
FRP-03 (W)	FIBERGLASS REINFORCED PANELS	CRANE COMPOSITES	COLOR: 113DWP 4' X 8' PART # 113 DWP8 OR 4' X 10' PART # 113 DWP10	WARM PALETTE - APPROVED FOR BACK LINE WALL IN NEW AND REMODEL RESTAURANTS.	
FRP-03 ALT	NOT USED				
MILLWORK INTERIOR SOLID SURFACE					
CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
SS-01 (C)	SOLID SURFACE	LG HI-MACS	CUSTOM COLOR: CANTON FINISH: POLISHED	COOL PALETTE (HANDOFF, BAKERY AND TAPS)	PROVIDED BY MILLWORK VENDOR
SS-01 (W)	SOLID SURFACE	LG HI-MACS	CUSTOM COLOR: WALLLOWA FINISH: POLISHED	WARM PALETTE (HANDOFF, BAKERY AND TAPS)	
SS-02	NOT USED				
SS-02 (W)	NOT USED				
SS-03	NOT USED				

EXTERIOR METAL TRIM

FRP FIBERGLASS PANEL

MILLWORK INTERIOR SOLID SURFACE

development inc
architecture
VENTURA
michael a. ventura
13762 W St. Rd. 84 #320
davie, florida 33325
phone : (954) 423-1362
ventura-architecture.com
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DUNKIN' - COOL PALETTE
540 W ATLANTIC
DELRAY BEACH, FL
PC#364861

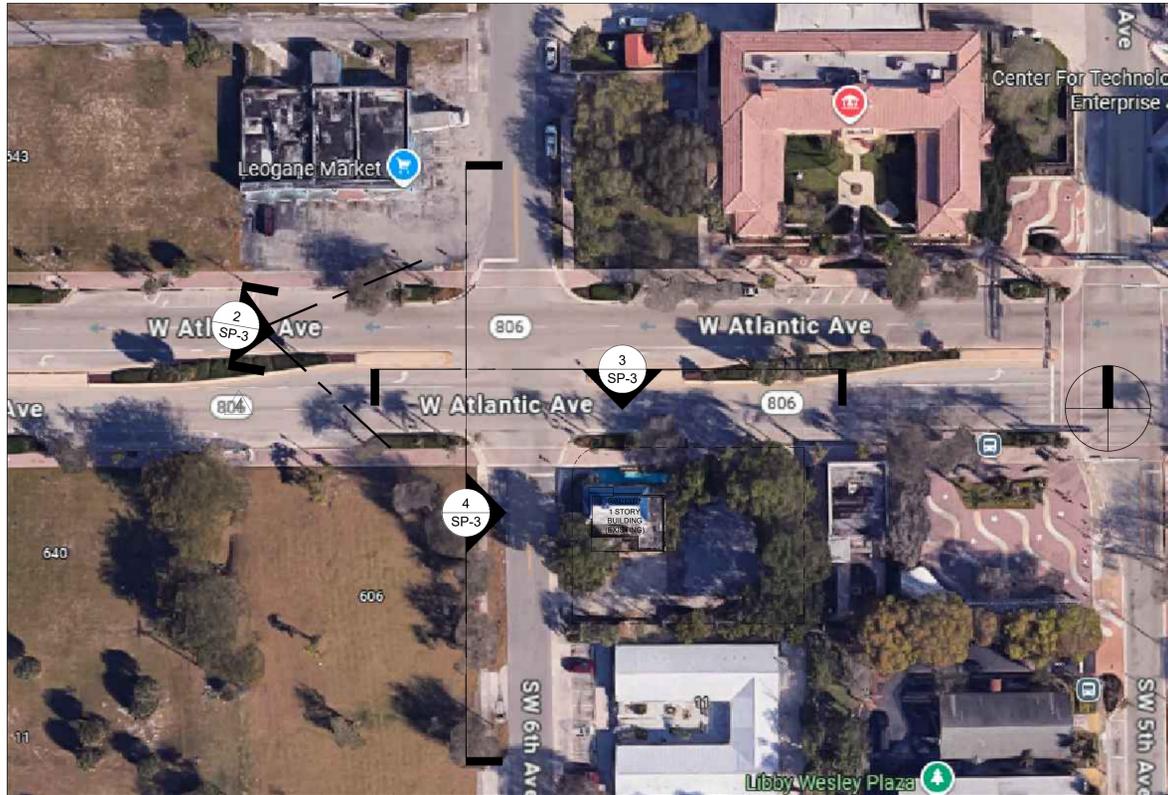
revisions:

Drawn by:
JA

date:
03 - 06 - 2024

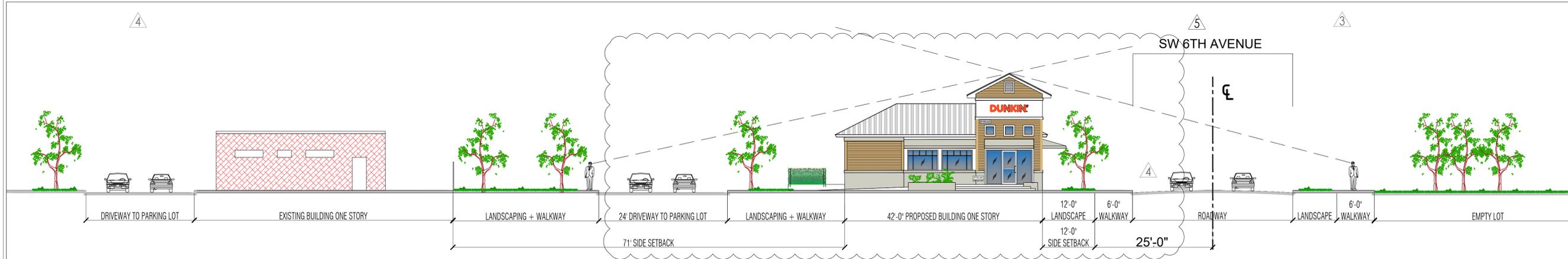
project # :
230636

GN-2.4
MASTER FINISH
SCHEDULE

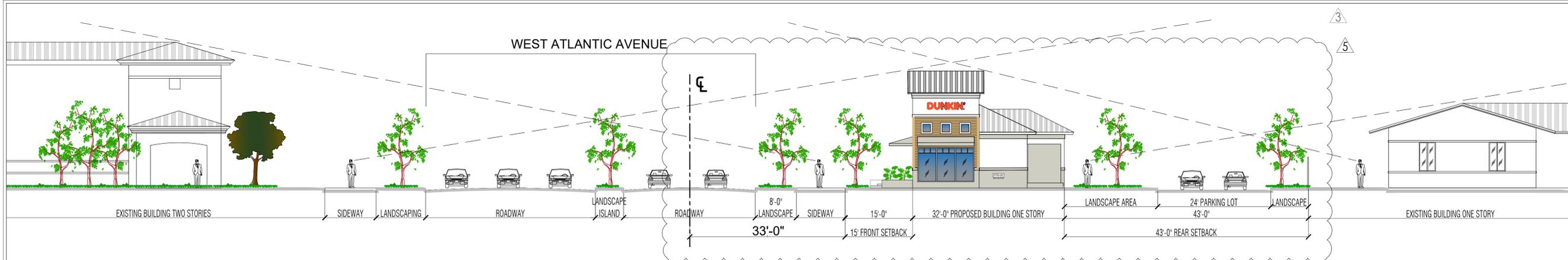


1 KEY PLAN
NTS NOTE:

2 VIEWPOINT WEST TO EAST FROM ATLANTIC AVENUE
NTS NOTE:



3 ELEVATION FROM EXISTING ROADWAY WEST ATLANTIC AVENUE
NTS NOTE:



4 ELEVATION FROM EXISTING ROADWAY NW 6TH AVENUE
NTS NOTE:



AR0016152

DUNKIN' - COOL PALETTE
540 W ATLANTIC AVE.
DELRAY BEACH, FL
PC # 364861

- revisions:
- 1 02.18.2025 - fm BUILDING COMMENTS
 - 2 08.20.2025 - fm ZONING COMMENTS
 - 3 10.12.2025 - fm ZONING COMMENTS
 - 4 02.04.2026 - fm ZONING COMMENTS
 - 5 10.12.2025 - fm ZONING COMMENTS

Drawn by:
JA

date:
09.09.2024

project # :
230636

SE-1.0

SITE ELEVATIONS & KEY PLAN

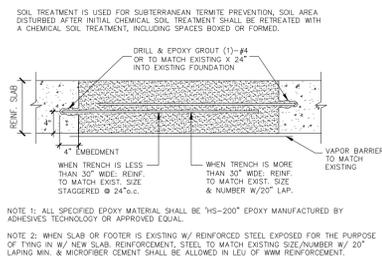
DEMOLITION NOTES ○

1. ALL EXISTING EXTERIOR DOORS AND WINDOWS TO BE REPLACED WITH NEW IMPACT.
2. INTERIOR PARTITIONS TO BE REMOVED.
3. EXISTING PLUMBING FIXTURES TO BE REMOVED.
4. EXISTING ROOF TO BE REMOVED AND REPLACED.
5. EXISTING ELECTRICAL PANELS TO REMAIN, VERIFY IN FIELD.
6. PREPARE WALL FOR NEW FINISHES.
7. GC TO OBTAIN ALL CONSTRUCTION MATERIALS IN ADVANCE AND STORE WITHIN ONSITE STORAGE UNIT. MATERIALS WITHIN STORAGE UNIT ARE TO BE PACKED AND STAGED ACCORDING TO SEQUENCE OF PROJECT TO FACILITATE LOADING JOB.
8. EQUIPMENT TO BE REMOVED AND REPLACED. SUPPLIER TO PLACE ALL NEW EQUIPMENT.
9. GENERAL CONTRACTOR TO MAKE ALL MECHANICAL, PLUMBING AND ELECTRICAL CONNECTIONS FOR ALL THE EQUIPMENT AS INDICATED ON EQUIPMENT PLAN.
10. GENERAL CONTRACTOR TO DISCONNECT ALL EXISTING EQUIPMENT AS REQUIRED PER SCOPE OF OUTLINED WORK. SHUTDOWNS MAY BE STAGED, UNLESS MAJOR ELECTRICAL OR PLUMBING WORK IS REQUIRED THAT COULD CAUSE DAMAGE TO EQUIPMENT THAT IS CONNECTED.
11. GC TO COORDINATE PERMIT, APPROVALS, AND LOCATION OF DUMPSTER AND STORAGE UNIT PRIOR TO STORE CLOSING.
12. EXISTING MECHANICAL EQUIPMENT TO BE REPLACED.

GENERAL NOTES:

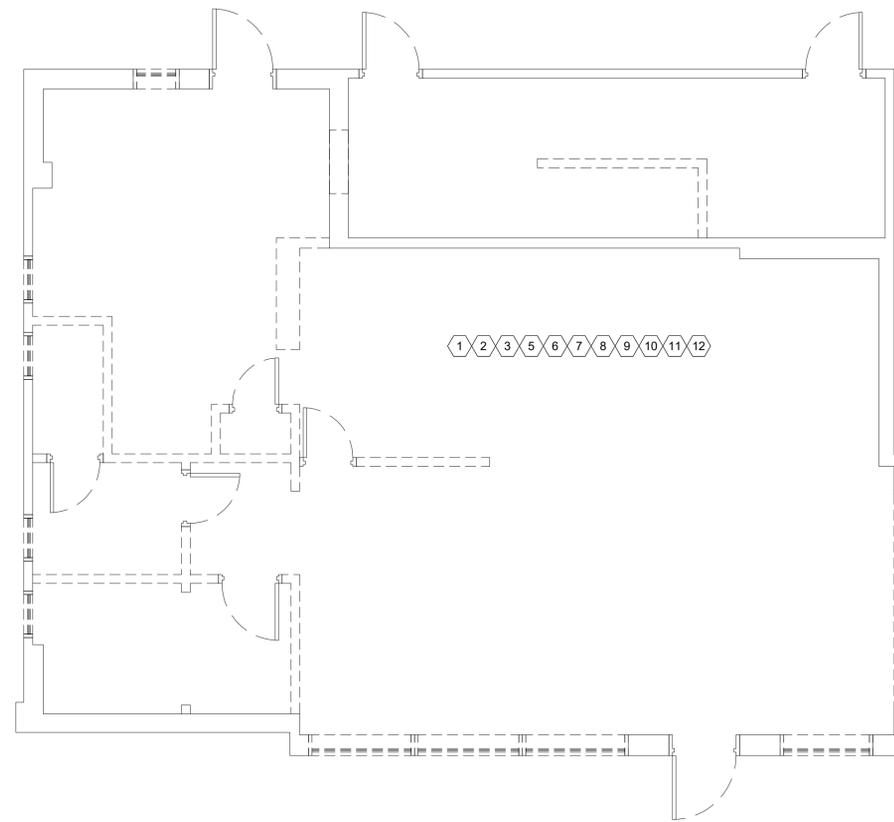
1. GENERAL CONTRACTOR TO DEMO EXISTING SPACE AS REQUIRED TO ACCOMMODATE ALL NEW CONSTRUCTION.
2. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO INSPECT THE ENTIRE PROJECT SPACE PRIOR TO BID TO BECOME AWARE OF ALL THE TYPES OF MATERIALS AND QUANTITIES OF SUCH THAT WILL HAVE TO BE REMOVE.
3. THE GENERAL CONTRACTOR IS TO PROVIDE ADEQUATE PROTECTION FOR ALL EXISTING ELEMENTS (PUBLIC HALLWAY) WHICH ARE ADJACENT TO THE CONSTRUCTION AREA.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE HANDLING AND DUMPING COSTS FOR THE REMOVAL OF ALL DEMOLISHED MATERIAL, TRASH AND REFUSE ACCUMULATED ON THE JOB SITE BY ALL SUBCONTRACTORS. THE G.C. IS RESPONSIBLE TO INSURE THAT THE SPACE AND ALL SURFACES ARE CLEAN UPON COMPLETION OF THE WORK. ALL DEBRIS REMOVED DURING DEMOLITION SHALL BE DISPOSED OF IN A SAFE AND LEGAL MANNER.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL EXISTING LIGHTING, HAVC EQUIPMENT, SPEAKERS, FIRE PROTECTION SYSTEMS, ELECTRICAL SYSTEM, SECURITY SYSTEM AND ALL OTHER EQUIPMENT. G.C. TO RELOCATE IF IN CONFLICT WITH NEW CONSTRUCTION.
6. GENERAL CONTRACTOR IS TO CONTACT THE CONST. MGR. FOR THE RESOLUTION OF ANY CONFLICTS OF INFORMATION ON DRAWINGS DURING DEMOLITION OR CONSTRUCTION DUE TO THE UNFORESEEN ELEMENTS.
7. GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY PATCHING REQUIRED INSIDE & OUTSIDE OF THE CONSTRUCTION AREA, WHERE AFFECTED BY DEMOLITION.
8. COORDINATION OF THE LOCATION OF THE DUMPSTER USED FOR REMOVAL OR DEMOLISHED MATERIAL WITH STORE MANAGEMENT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
9. GENERAL CONTRACTOR TO COORDINATE WITH CONST. MGR. FOR THE STORAGE AND REUSE OF EXISTING MATERIALS AND FINISHES. 10. COMBUSTIBLE WASTE MATERIALS, DUST, AND DEBRIS SHALL BE REMOVED FROM THE SITE AT THE END OF EACH SHIFT OR MORE FREQUENTLY AS NECESSARY FOR SAFE OPERATION.
10. GC TO COORDINATE REMOVAL OF EXISTING EQUIPMENT, MUSIC, DMB'S, CAMERA SYSTEM, POS & SEATING PACKAGE WITH OWNER PRIOR TO DEMO WORK.

NOT USED



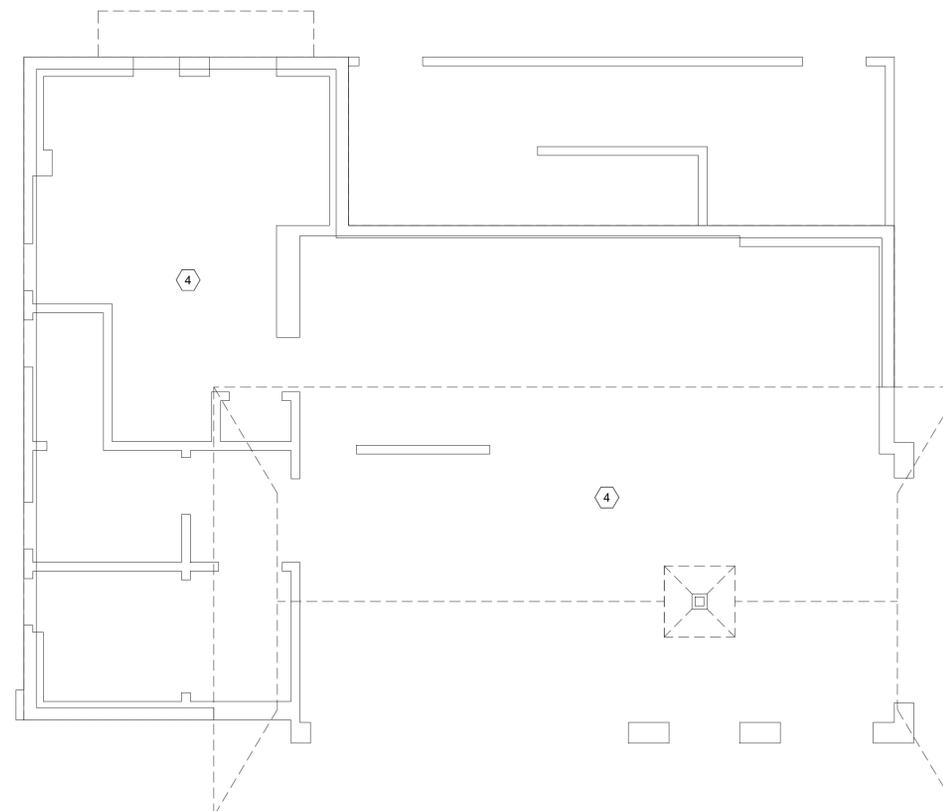
2 SLAB REPAIR DETAIL
NTS NOTE:

NOT USED



1 DEMOLITION FLOOR PLAN

1/4" = 1'-0" NOTE:



2 DEMOLITION ROOF PLAN

1/4" = 1'-0" NOTE:



08.20.2025



AR0016152

DUNKIN' - COOL PALETTE
540 W ATLANTIC AVE.
DELRAY BEACH, FL
PC # 3 6 4 8 6 1

revisions:

Drawn by:
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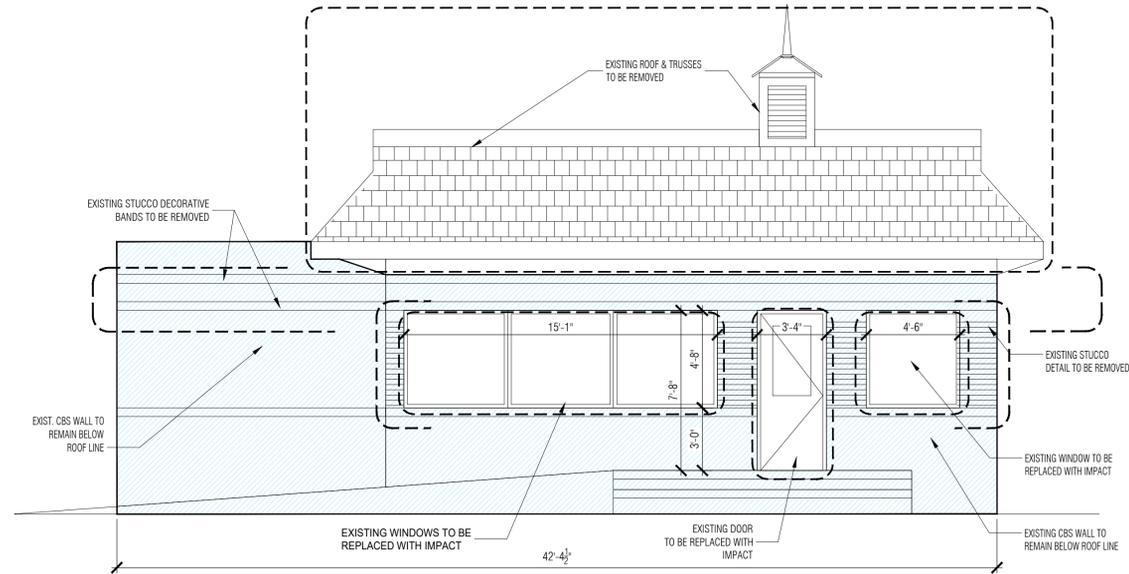
date:
09.09.2024

project # :

230636

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DEMOLITION PLAN



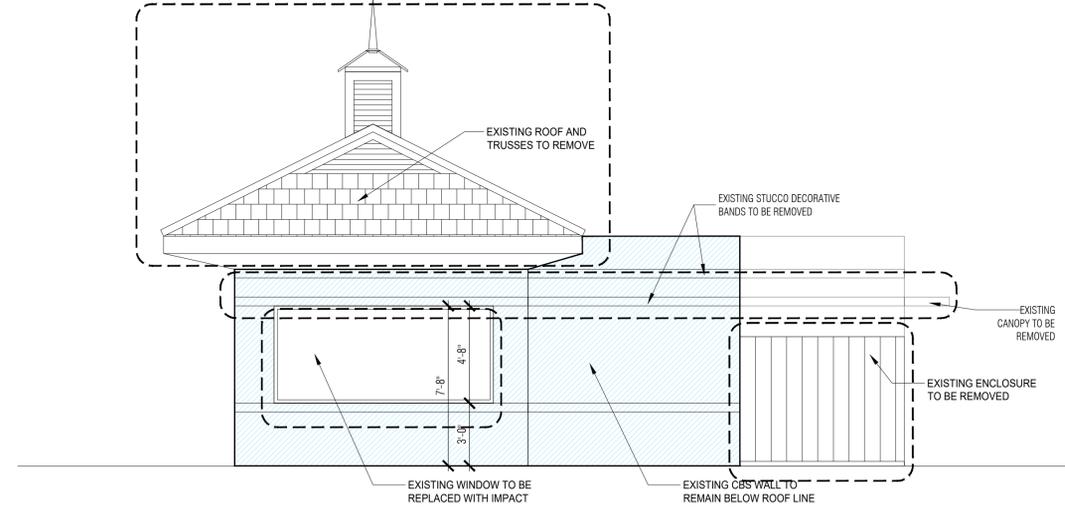
EXISTING L.F. OPENING %:

FACADE L.F.	%	EXIST. L.F. OPENING	OPEN. %
42.40 L.F.	100%	22.92 L.F.	54 %

NORTH

EXISTING SQ. FT. OPENING %:

FACADE AREA	EXIST. OPENINGS	EXIST. %
487.98 SF	108.76 SF	22.29 %



WEST

EXISTING:

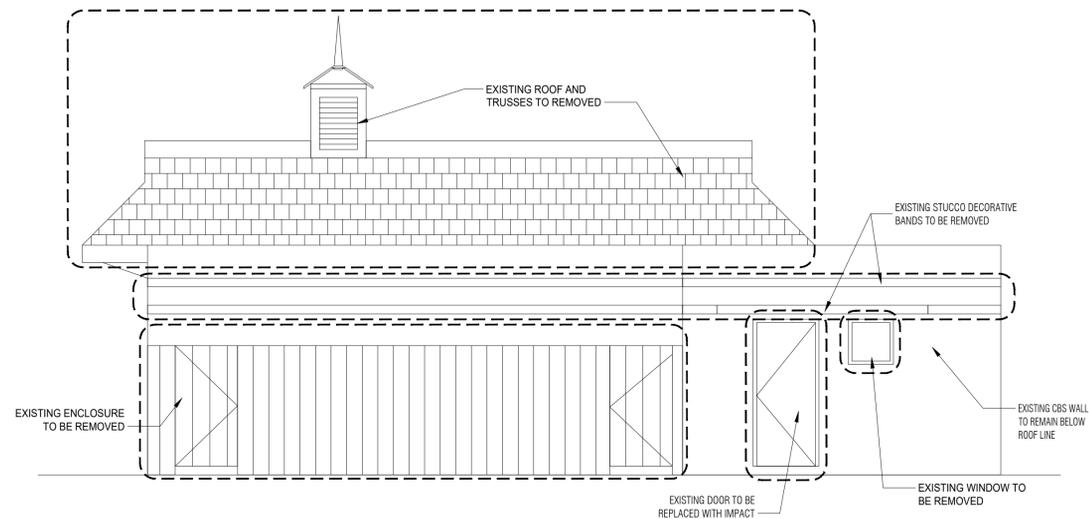
FACADE AREA	EXIST. OPENINGS	EXIST. %
241.96 SF	49.70 SF	20.54 %

1 EXISTING NORTH ELEVATION

1/4" = 1'-0" NOTE:

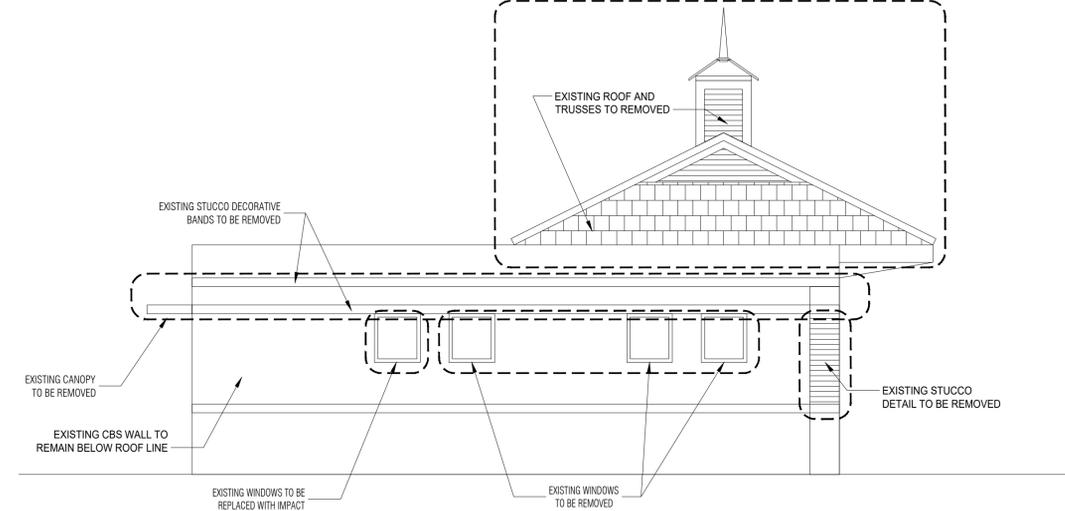
2 EXISTING WEST ELEVATION

1/4" = 1'-0" NOTE:



3 EXISTING SOUTH ELEVATION

1/4" = 1'-0" NOTE:



4 EXISTING EAST ELEVATION

1/4" = 1'-0" NOTE:

BUILDING ANALYSIS

CODE SUMMARY

OCCUPANCY CLASSIFICATION: GROUP B - BUSINESS

CONSTRUCTION TYPE: EXISTING

SPRINKLERED: NO

SQUARE FOOTAGE

STORE AREA: 1,119 SQ. FT.

OCCUPANT LOAD CALCULATIONS

PREPARATION / SERVICE AREA 1,003 Sq. Ft. / 200 = 6 PERSONS

DINING AREA / SEATING 80 Sq. Ft. / 15 = 6 PERSONS

STANDING SPACE 36 Sq. Ft. / 5 = 8 PERSONS

TOTAL = 20 PERSONS

MEANS OF EGRESS

REQUIRED	PROVIDED
No. OF EXITS (2020 FBC 1021.1) 2	2

MAXIMUM DISTANCE TO EXITS

MAX.	PROVIDED
75'	57'-0"

INTERIOR FINISHES

INTERIOR FINISHES MINIMUM CLASS B

CLASSIFICATION OF HAZARD OF CONTENTS:

ORDINARY HAZARD CONTENTS

ALTERATION - LEVEL 3

NOTES:

- INSTALLATION OF PORTABLE FIRE EXTINGUISHER DURING CONSTRUCTION TO MEET FLORIDA FIRE PREVENTION CODE NFPA 1 REQUIREMENTS.
- NO FLAMMABLE OR COMBUSTIBLE LIQUIDS WILL BE STORED, HANDLED OR USED ON THE CONSTRUCTION SITE
- NO APPLIANCES TO PRODUCE GREASE LATENT VAPOR

LEGEND:

- FIRE EXTINGUISHER MODEL AA05S-1 HANGED TO A BRACKET ATTACHED TO WALL (TOP OF EXTINGUISHER WILL BE TO 3.5' AFF MINIMUM TO 5' AFF MAXIMUM.)
- MEANS OF EGRESS ROUTE
- EMERGENCY LIGHT WITH BATTERY BACKUP
- EXIT/EMERGENCY LIGHT WITH BATTERY BACKUP
- EXIT LIGHT WITH BATTERY BACKUP
- EXISTING 1 HOUR FIRE RATED WALL

INTERIOR FINISH CODE

INTERIOR WALL & CEILING FINISH CLASSIFICATION:

GROUP B NON SPRINKLERED ROOMS & ENCLOSED SPACES CLASS C. (ACCORDING FBC 803.11)

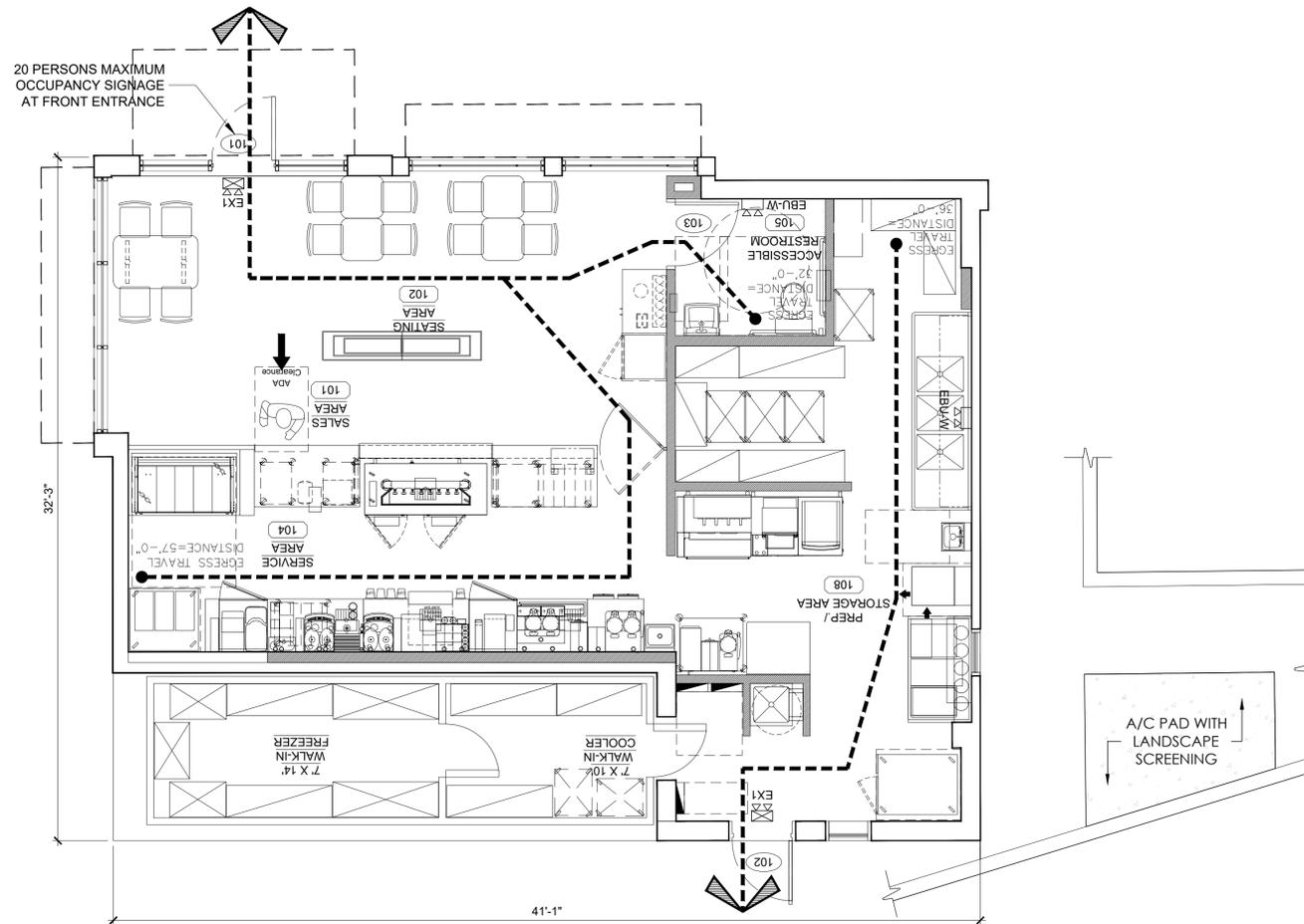
INTERIOR FLOOR FINISH CLASSIFICATION:

MINIMUM CLASS II IN GROUP B (ACCORDING FBC 804.4.2)

1 LIFE SAFETY PLAN

1/4" = 1'-0" NOTE:

NOT USED



AR0016152

DUNKIN' - COOL PALETTE
540 W ATLANTIC AVE.
DELRAY BEACH, FL
PC # 364861

revisions:
11.21.2024 - fm
BUILDING COMMENTS

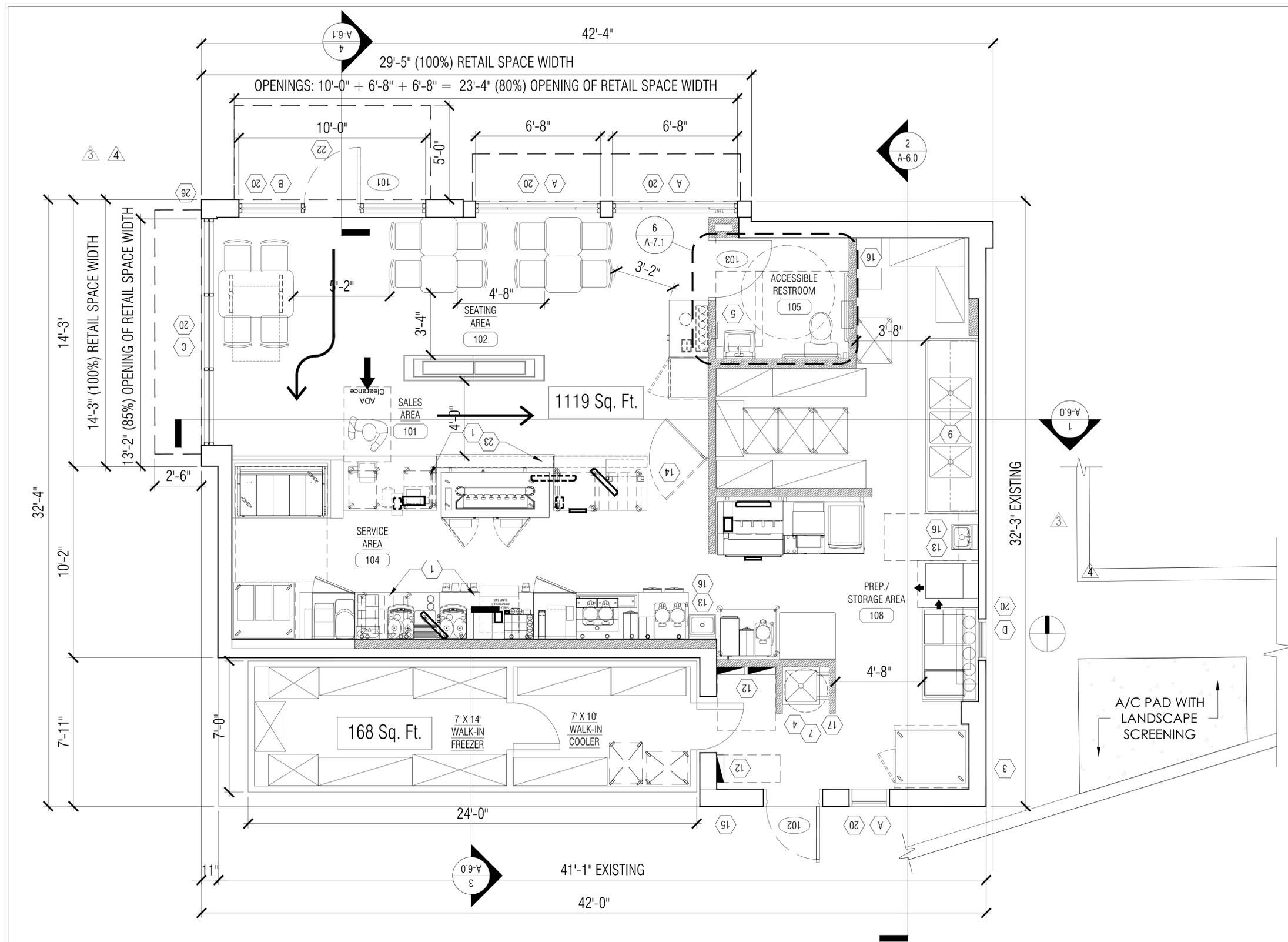
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JA

date:
09.09.2024

project # :
230636

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LIFE SAFETY PLAN



1 FLOOR PLAN
1/4" = 1'-0" NOTE:

2 NOT USED	NTS NOTE:
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WALL LEGEND:	<p>NEW PARTITION WALL: 3-5/8" OR 6" 20 GA. GALV. METAL STUDS @16" O.C. W/ 3/8" GYPSUM BOARD ON EACH SIDE.</p> <p>EXISTING CMU WALL</p>
---------------------	--

3 NOT USED	1/4" = 1'-0" NOTE:
-------------------	--------------------

NOT USED	
-----------------	--

TABLE LEGEND	
---------------------	--

3 TABLE LEGEND
1/4" = 1'-0" NOTE:

- PLAN NOTES:**
- CASEWORK BY OTHERS.
 - SLIDING DRIVE-THRU WINDOW-- SEE DUNKIN' CONSTRUCTION SPECIFICATIONS ON GN SHEETS AND NATIONAL ACCOUNTS ON THE EXTRANET.
 - ROOF LADDER
 - JANITOR'S SINK - PROVIDE DEDICATED WATER SUPPLY FOR P&G DISPENSER (SEE NATIONAL ACCOUNTS). P&G EQUIPMENT INSTALLED BY VENDOR
 - SURFACE MOUNT HAND DRYER W/ DBI BRANDING AND SUSTAINABILITY MESSAGE; REFER TO RESTROOM EQUIP.
 - P.O.S. OUTLET BOX (48" A.F.F.) WITH 1/2" CONDUIT W/ PULLSTRING TO CEILING
 - PROVIDE SHELF AND STRAPPING FOR TANK WATER HEATER (WHEN USED) MOUNTED OVER MOP SINK
 - CONC. FILLED STEEL BOLLARD-- SEE DETAIL #3/ SHEET SP-1-0
 - 3 COMPARTMENT SINK W/ 2 INTEGRATED DRAIN BOARDS- PROVIDE DEDICATED WATER SUPPLY FOR P&G DISPENSER (SEE NATIONAL ACCOUNTS). P&G EQUIPMENT INSTALLED BY VENDOR- SEE DETAIL #9/ SHEET P-3.0
 - FROST PROOF HOSE BIB
 - 2" X 2" STAINLESS STEEL CORNER GUARDS- FULL LENGTH OF CORNER UP TO CEILING (TYPICAL THROUGHOUT BACK OF HOUSE)
 - ELECTRICAL PANELS; SEE ELECTRICAL DOCUMENTS
 - HAND SINKS ARE REQUIRED WITHIN A 25 FT. RADIUS OF ALL WORK STATIONS IN SERVICE AREAS AND KITCHEN (OR PER LOCAL CODE IF MORE STRINGENT)
 - SWING GATE @ HAND OFF AREA BY MILLWORK VENDOR.
 - ELECTRICAL METER - VERIFY IN FIELD, SEE ELECTRICAL DOCUMENTS
 - PROVIDE DIRECT LINE W/ TEMPERATURE REGULATOR VALVE FROM HWH TO ALL HAND WASHING SINKS
 - HOT WATER HEATER, SEE PLUMBING DOCUMENTS
 - G.C. TO PROVIDE ANCHOR BOLTS FOR SLAB MOUNTED SAFE IN OFFICE- REFER TO SPECIFICATIONS TO BE PROVIDED BY FRANCHISEE.
 - WATER FILTRATION SYSTEM (BRANCH OFF MAIN LINE) FOR COFFEE BREWING EQUIPMENT, BEVERAGE MACHINES, ETC.; LOCATE ABOVE WATER METER
 - WINDOW SHADE; SEE CONSTRUCTION SPECIFICATIONS ON GN-1.5 AND NATIONAL ACCOUNTS SUPPLIER ON THE EXTRANET.
 - CORE DRILL; SEE DETAIL #6/ SHEET A-9-0
 - CANOPY OVERHEAD
 - MILLWORK SUPPLIER SHALL PROVIDE ACCESS FOR UTILITIES & CLEANING AT ALL FRONT LINE MILLWORK
 - PROVIDE CLEAR ANODIZED ALUM EDGE TRIM (SCHLUTER "JOLLY") FOR FULL HEIGHT OF WALL @ EXTERNAL CORNERS & ALL LOCATIONS WHERE TILE ENDS.
 - NOT USED.
 - PROJECTION OF LOWER BAND @ MONOLITH. SEE EXTERIOR ELEVATIONS.
 - PROJECTION OF ORANGE ACCENT BEAM. SEE EXTERIOR ELEVATIONS.
 - EXTERIOR ACCENT PANEL- SEE EXTERIOR ELEVATIONS.
 - *PLAN TUBE* MOUNTED ON WALL.

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



DUNKIN' - COOL PALETTE
540 W ATLANTIC AVE.
DELRAY BEACH, FL
PC # 3 6 4 8 6 1

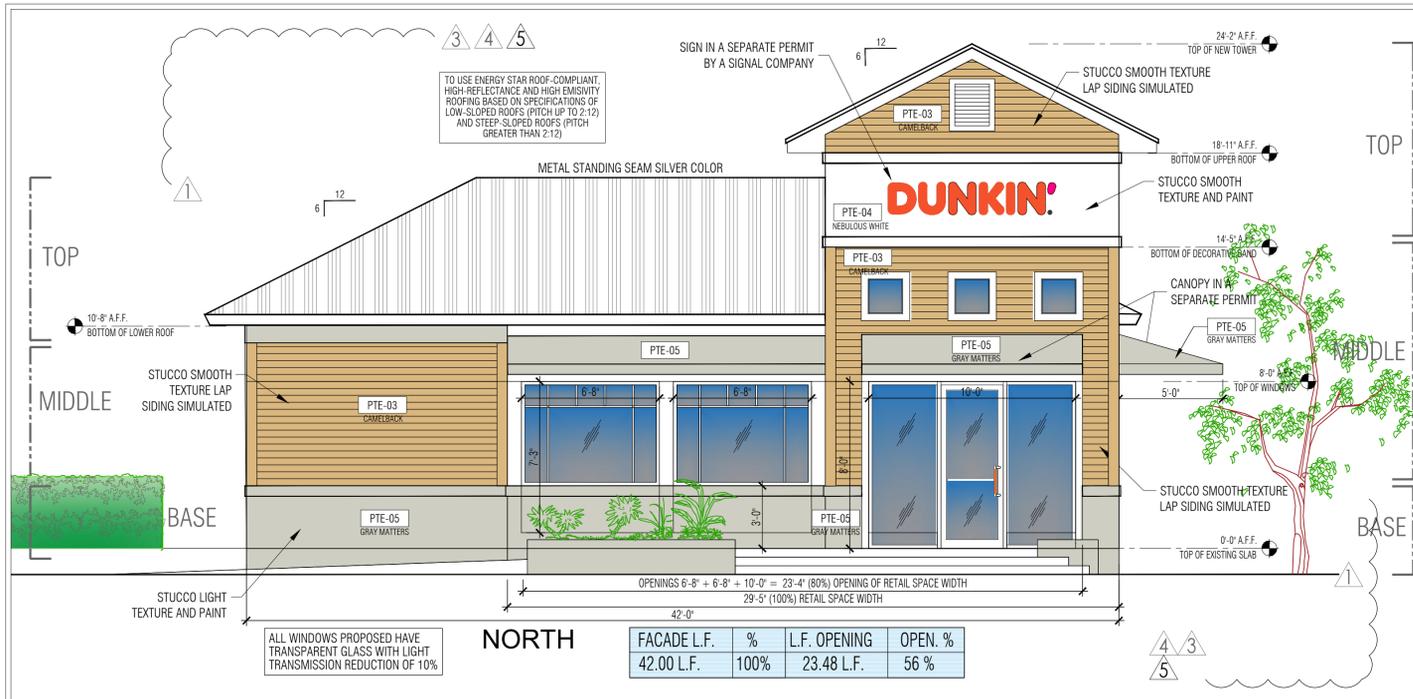
revisions:
3 08.20.2025 - fm BUILDING COMMENTS
4 11.05.2025 - fm ZONING COMMENTS

Drawn by:
JA

date:
09.09.2024

project # :
230636

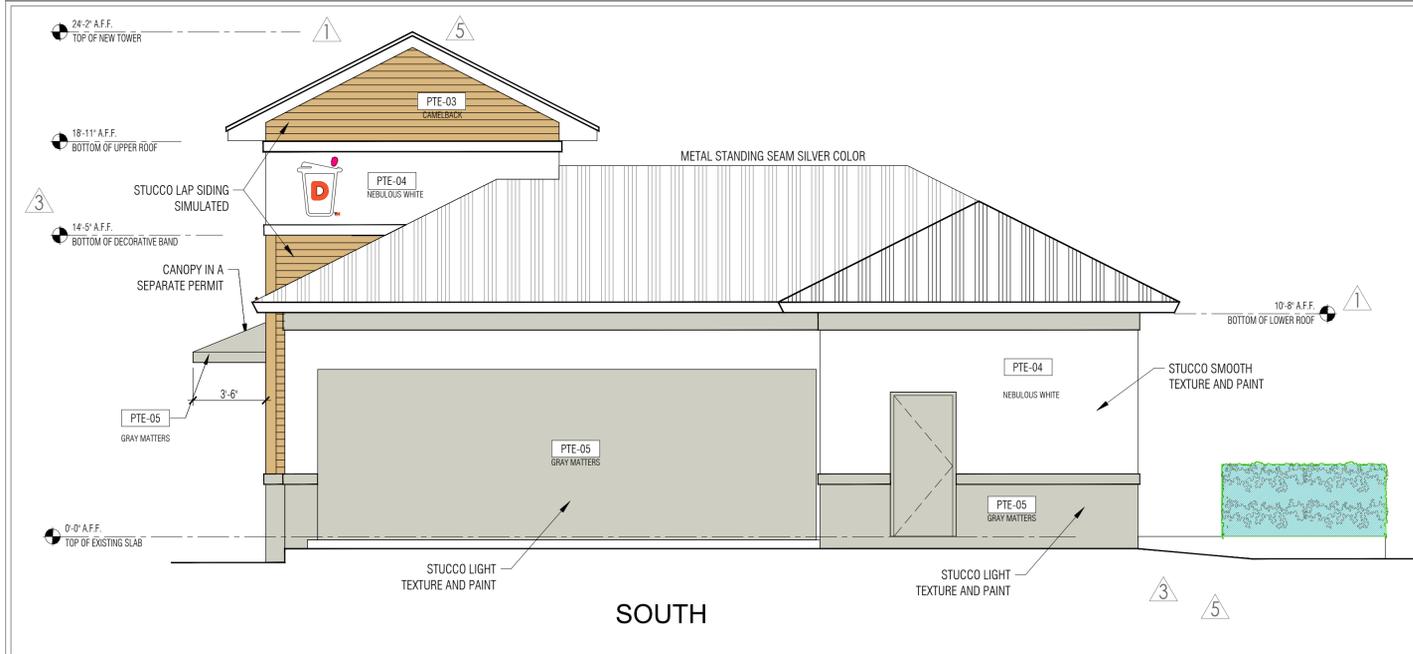
A-1.0
FLOOR PLAN & NOTES



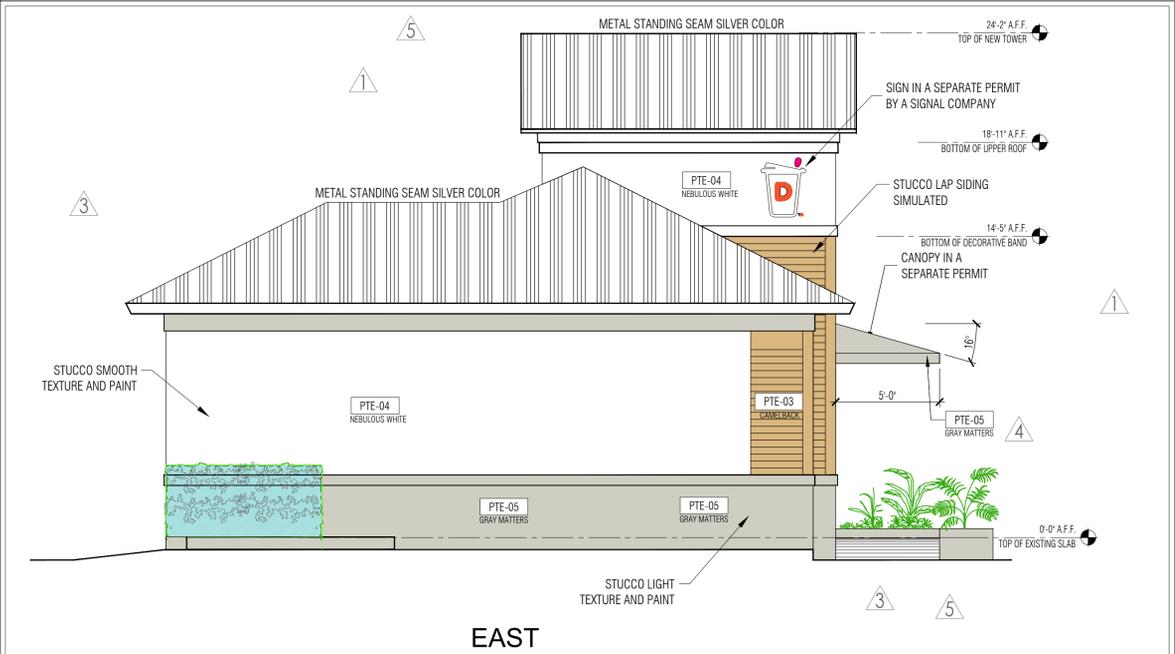
1 NORTH ELEVATION
1/4" = 1'-0" NOTE:



2 WEST ELEVATION
1/4" = 1'-0" NOTE:



3 SOUTH ELEVATION
1/4" = 1'-0" NOTE:

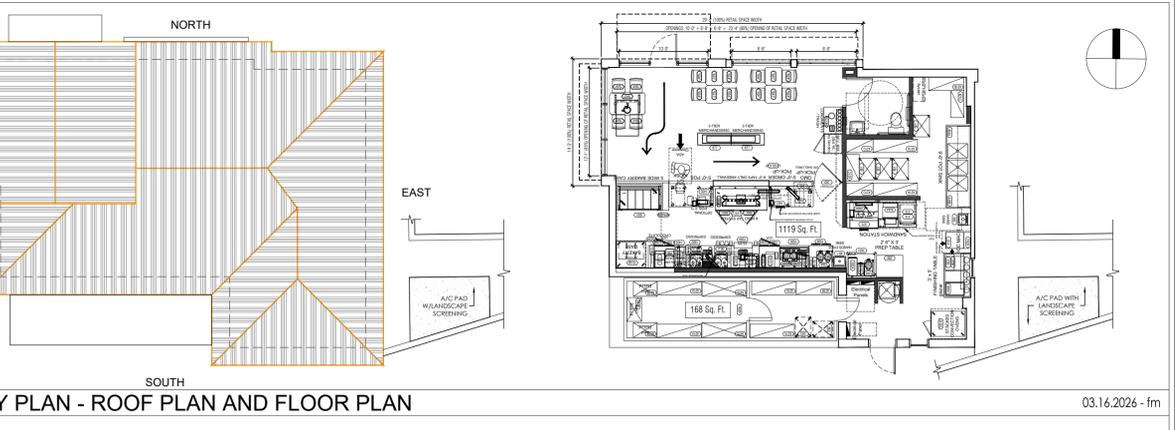


4 EAST ELEVATION
1/4" = 1'-0" NOTE:

5 EXTERIOR FINISH
1/4" = 1'-0" NOTE:

Color/Finish	Description
	PTE-03 3/4" STUCCO SMOOTH TEXTURE w/ 1/2" PVC REVEAL. PAINT FINISH SHERWIN WILLIAMS "CAMEL BACK" SW 6122
	PTE-04 NEBULOUS WHITE 3/4" STUCCO SMOOTH TEXTURE w/ 3/4" PVC REVEAL. PAINT FINISH "NEBULOUS WHITE" SW 7063
	PTE-05 GRAY MATTERS 3/4" STUCCO LIGHT TEXTURE PAINT FINISH SHERWIN WILLIAMS "GRAY MATTERS" SW 7066

EXTERIOR PAINT



DUNKIN' - COOL PALETTE
540 W ATLANTIC AVE.
DELRAY BEACH, FL
PC # 3 6 4 8 6 1

- revisions:
- 1 09.30.2024 - fm BUILDING COMMENTS
 - 2 11.21.2024 - fm BUILDING COMMENTS
 - 3 08.20.2025 - fm BUILDING COMMENTS
 - 4 11.05.2025 - fm ZONING COMMENTS
 - 5 02.06.2026 - fm ZONING COMMENTS

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JA

date:
09.09.2024

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230636

A-5.0
PROPOSED EXT. ELEVAT. COLOR



AR0016152

DUNKIN' - COOL PALETTE
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DELRAY BEACH, FL
PC # 364861

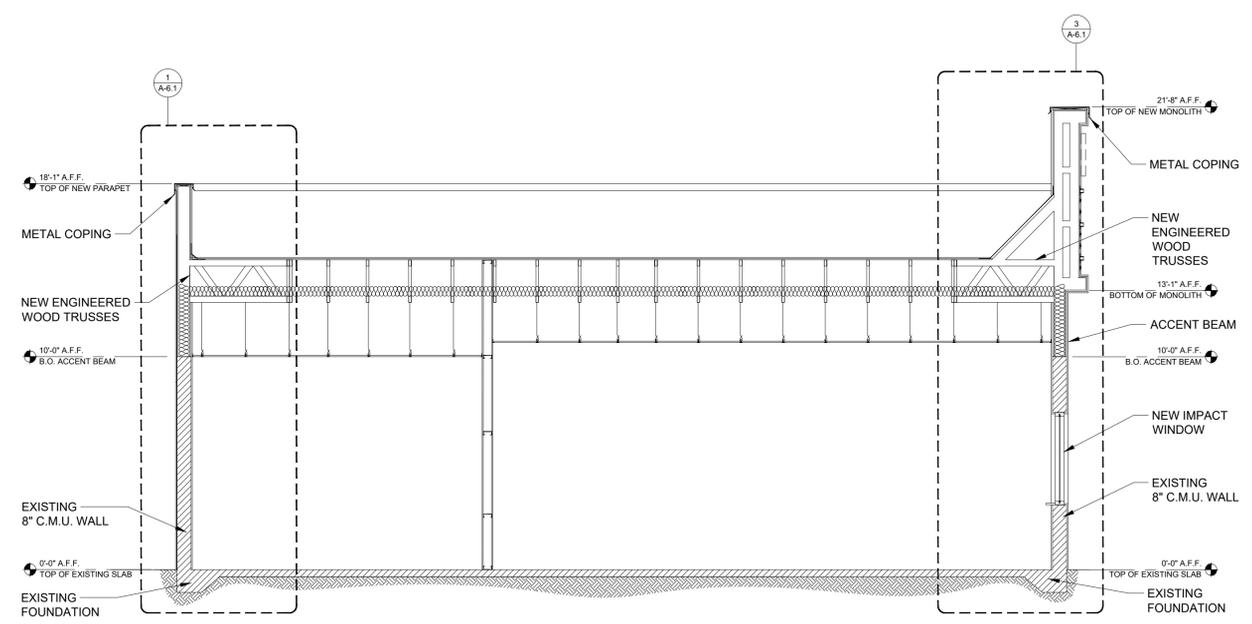
revisions:

Drawn by:
JA

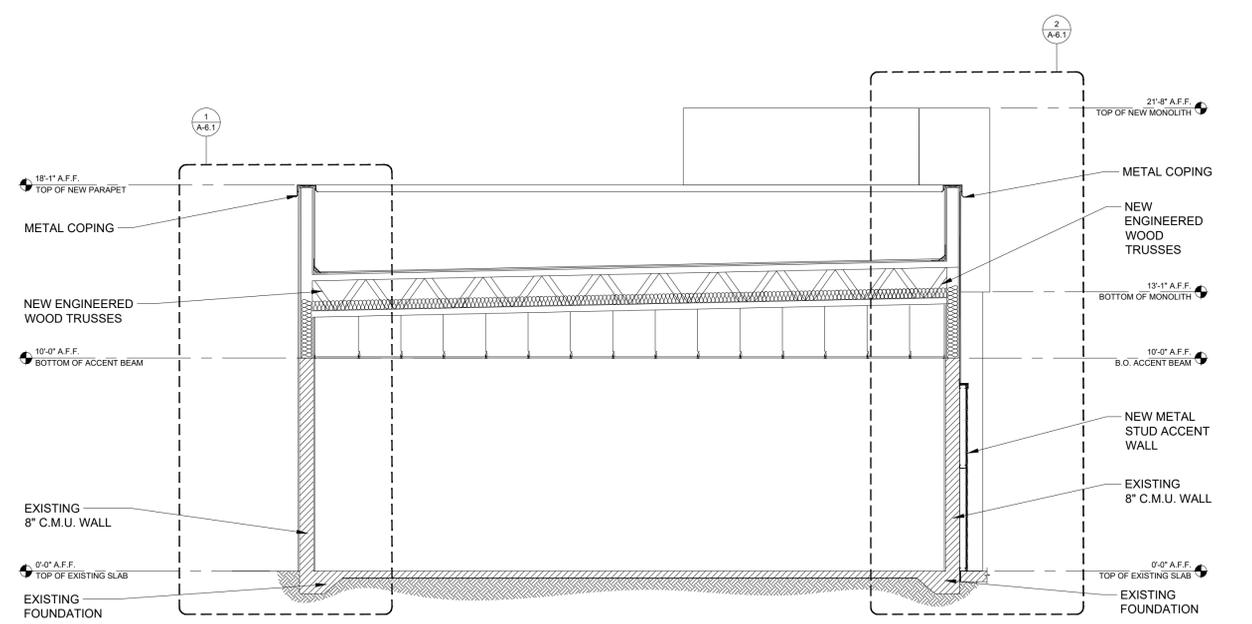
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project # :
230636

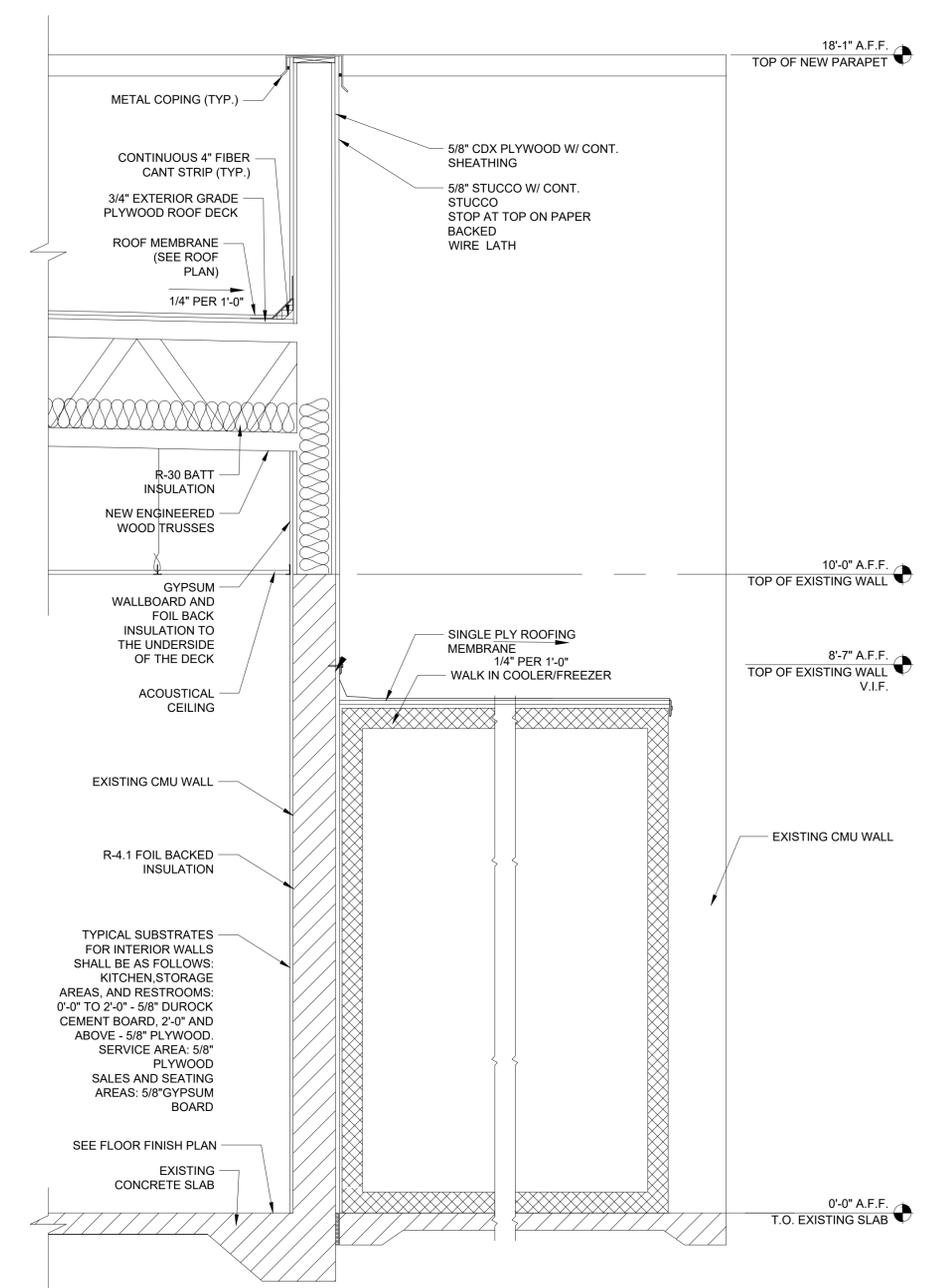
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SECTIONS



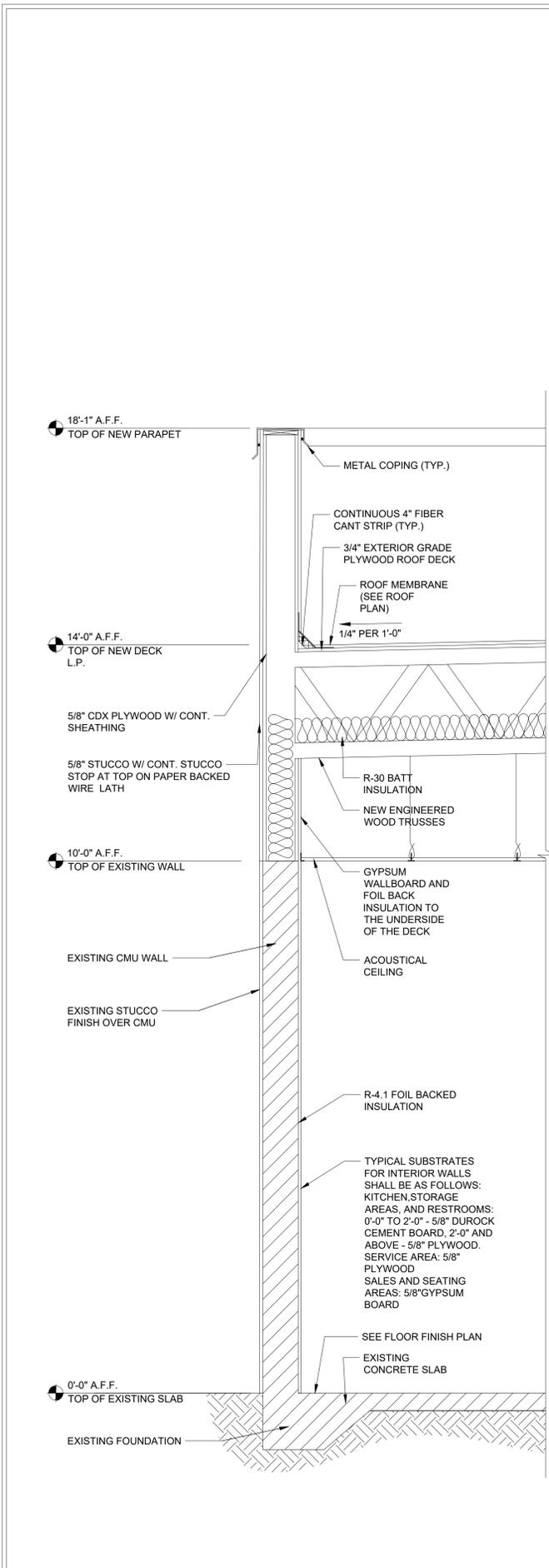
1 BUILDING SECTION
1/4" = 1'-0" NOTE:



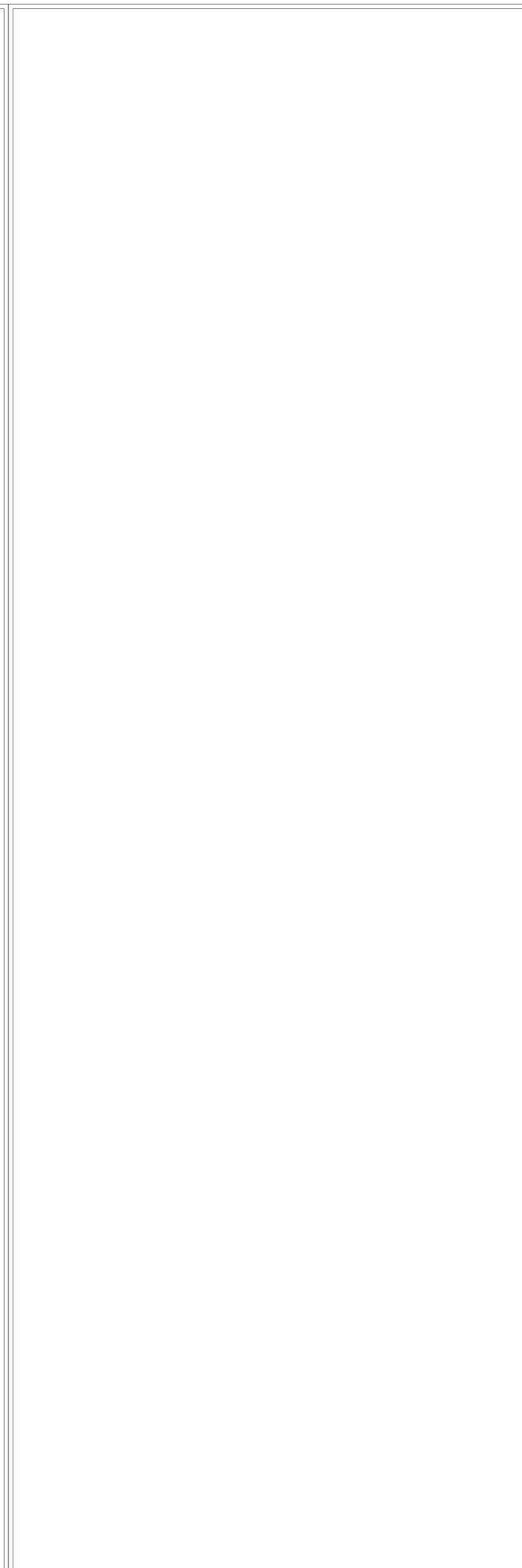
2 BUILDING SECTION
1/4" = 1'-0" NOTE:



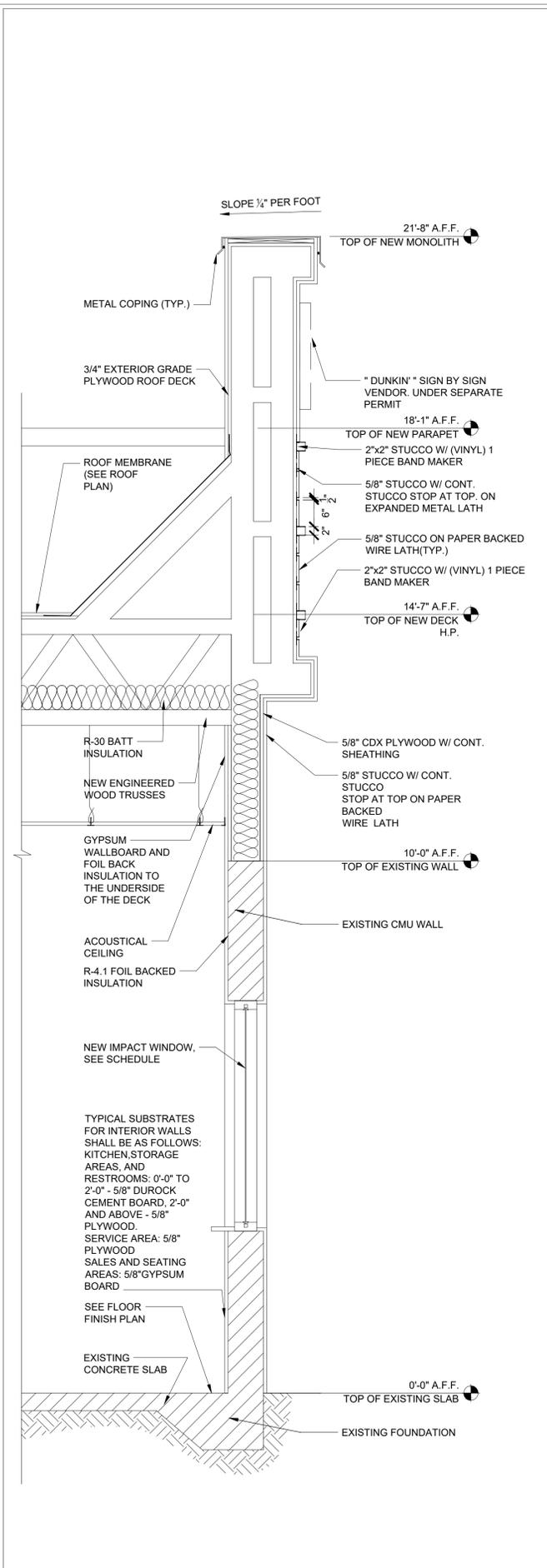
3 WALL SECTION
3/4" = 1'-0" NOTE:



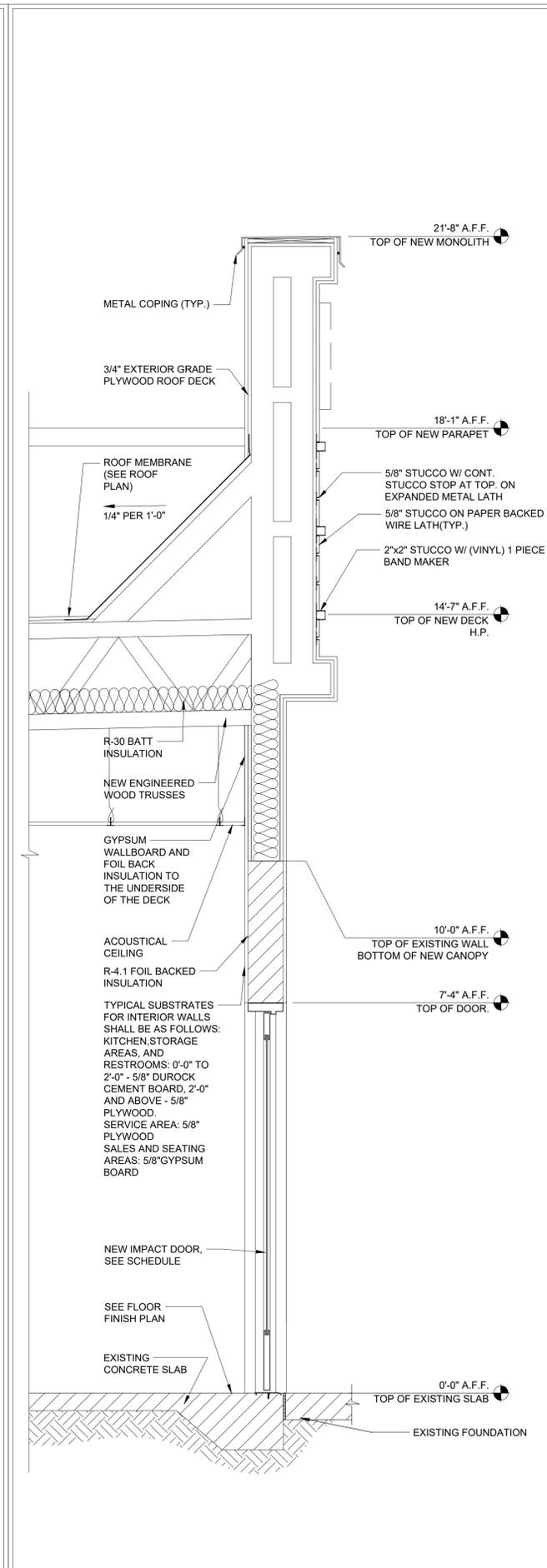
1 WALL SECTION
3/4" = 1'-0" NOTE:



2 NOT USED
3/4" = 1'-0" NOTE:



3 WALL SECTION
3/4" = 1'-0" NOTE:



4 WALL SECTION
3/4" = 1'-0" NOTE:



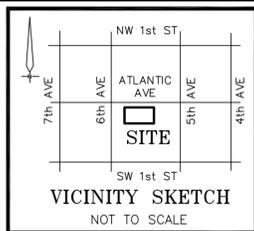
DUNKIN' - COOL PALETTE
540 W ATLANTIC AVE.
DELRAY BEACH, FL
PC # 3 6 4 8 6 1

revisions:

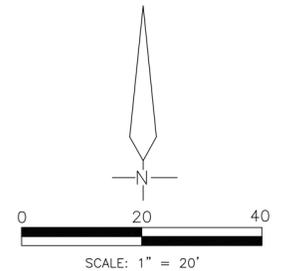
Drawn by:
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date:
09.09.2024

project # :
230636
A-6.1
WALL SECTIONS

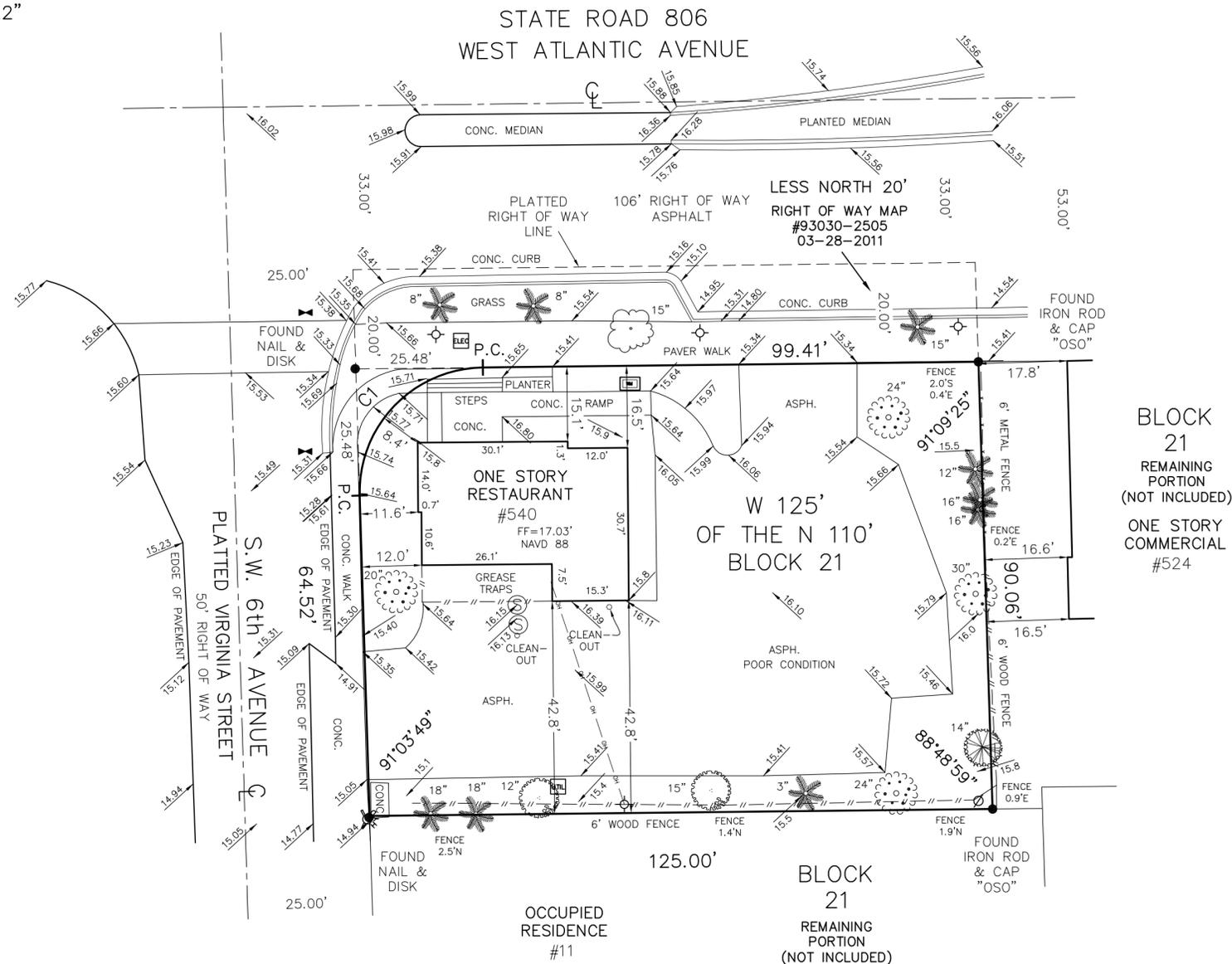


Boundary Survey for DELRAY DONUTS



LINE TABLE

C1 R=25.00' L=39.75' Δ=91°05'22"



PROPERTY ADDRESS

540 WEST ATLANTIC AVENUE
DELRAY BEACH, FL 33444

FLOOD ZONE

FLOOD ZONE: X
CITY OF DELRAY BEACH
PANEL NUMBER: 12099C 09079F
EFFECTIVE DATE: 12-20-24

LEGAL DESCRIPTION

THE WEST 125 FEET OF THE NORTH 110 FEET OF BLOCK 21, LESS THE NORTH 20 FEET FOR RIGHT-OF-WAY, STATE ROAD 806, ORIGINAL TOWN OF DELRAY, PALM BEACH COUNTY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES

EXISTING IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.

LEGAL DESCRIPTION PROVIDED BY CLIENT.

SURVEYOR HAS NOT ABSTRACTED THIS SURVEY FOR EASEMENTS AND RIGHTS OF WAYS OF RECORD.

SURVEY IS NOT VALID WITHOUT A RAISED SEAL.

BEARINGS, IF SHOWN, ARE BASED ON THE RECORD PLAT.

ALL MEASUREMENTS ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD, USING FEET.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

ELEVATIONS ARE REFERENCED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION HIGH ACCURACY NETWORK, NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) 1988.

CERTIFICATION

I HEREBY CERTIFY THAT I MADE THIS SURVEY AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

BY:
RYAN P. BUGGEE, FLORIDA LAND SURVEYOR #7454
233 E. GATEWAY BLVD., BOYNTON BEACH, FLORIDA
DATE OF FIELD SURVEY: 09/02/25
DWG # 0703423B

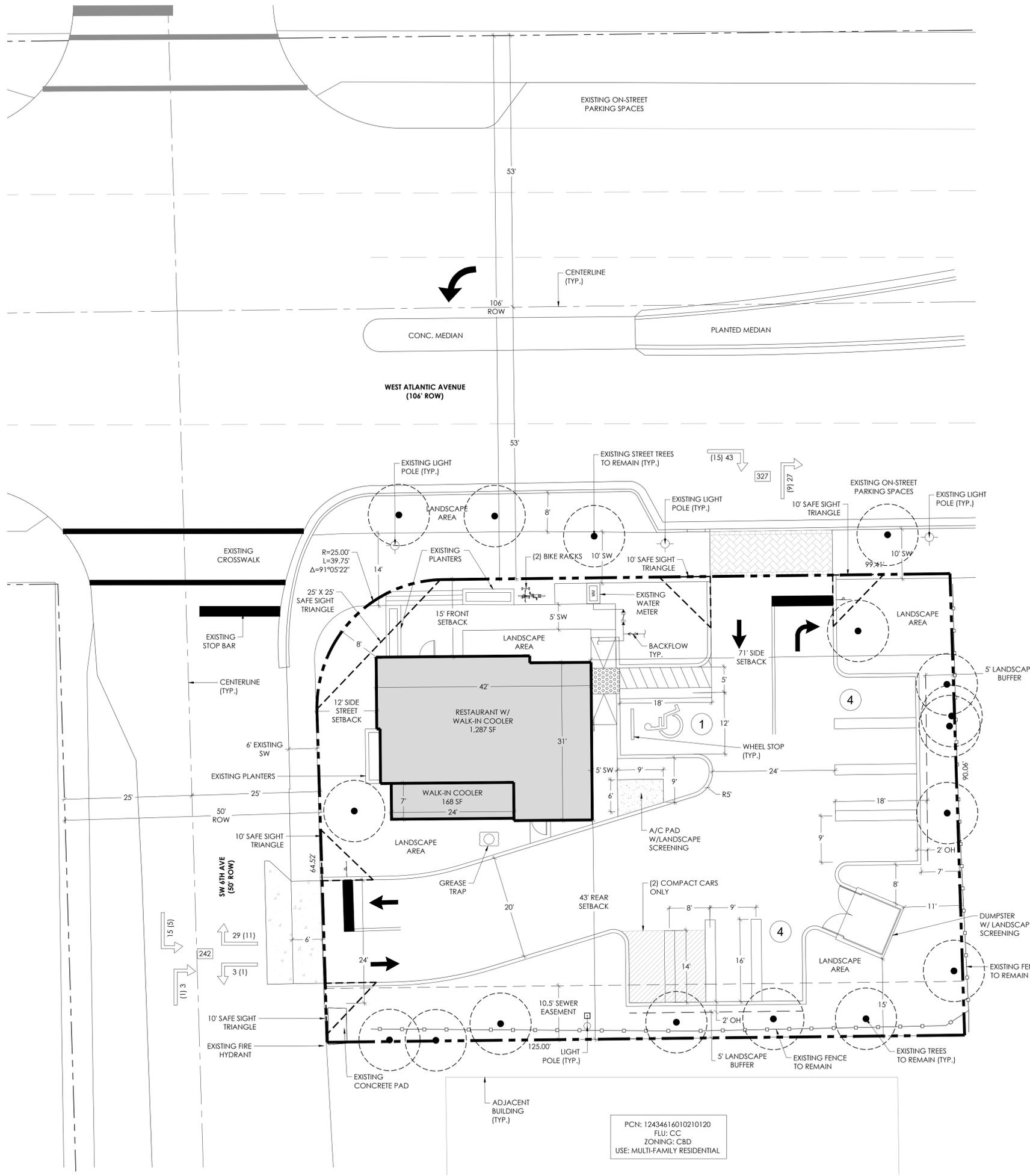
REVISIONS:
1.) UPDATE/TOPO 09-03-25

LEGEND:

- = IRON ROD AS NOTED
- CONC. = CONCRETE
- ASPH. = ASPHALT
- = FIRE HYDRANT
- = GATE VALVE
- = SPOT ELEVATION
- = LIGHT POLE
- = WATER METER
- = ELECTRIC UTILITY
- = UTILITY BOX
- = WOOD UTILITY POLE
- = OVERHEAD WIRES
- = OAK
- = PALM
- = BLACK OLIVE
- = MAHOGANY
- = CARROTWOOD

BLOCK 21
REMAINING
PORTION
(NOT INCLUDED)
ONE STORY
COMMERCIAL
#524

PREPARED BY:
Bob Buggee, Inc.
the "SURVEYOR"
P.O. BOX 3887
BOYNTON BEACH, FLORIDA, 33426
SURVEY & MAPPING BUSINESS #7890
561-732-7877



ABBREVIATION INDEX

TYP.	TYPICAL
A.C.	AIR CONDITIONING UNIT
L.A.	LANDSCAPE AREA
T.B.D.	TO BE DETERMINED
EX.	EXISTING
EQ.	EQUAL
EL.	ELEVATION
F.F.E.	FINISH FLOOR ELEVATION
L.O.W.	LIMITS OF WORK
UE	UTILITY EASEMENT
DE	DRAINAGE EASEMENT
SW	SIDEWALK
CL	CENTERLINE
R.O.W.	RIGHT OF WAY

SITE DATA

APPLICATION NAME	DUNKIN DONUTS
PROPERTY CONTROL NUMBER(S)	12434616010210150
TIER	URBAN / SUBURBAN
EXISTING LAND USE DESIGNATION	COMMERCIAL CORE (CC)
EXISTING ZONING DISTRICT	CENTRAL BUSINESS DISTRICT (CBD)
OVERLAY(S) / NEIGHBORHOOD PLAN(S)	WEST ATLANTIC
EXISTING USE(S)	RESTAURANT
PROPOSED USE(S)	RESTAURANT
GROSS SITE AREA	0.27 AC (11,761 SF)
BUILDING BREAKDOWN	
RESTAURANT	1,119 SF
WALK-IN COOLER	168 SF
TOTAL	1,287 SF
EXISTING BUILDING FRONTAGE	42%
PROPOSED BUILDING HEIGHT	23'-6"
EXISTING BUILDING COVERAGE	12.4%
PARKING REQUIRED	8 SPACES
RESTAURANT W/ WALK-IN COOLER (6SP / 1,000 SF)	8 SPACES
HANDICAP SPACES	1 SPACES
PARKING PROVIDED	9 SPACES
RESTAURANT W/ WALK-IN COOLER (6SP / 1,000 SF)	9 SPACES
HANDICAP SPACES	1 SPACE
TRAFFIC ANALYSIS ZONE (TAZ)	561

PLANNED DEVELOPMENT REGULATIONS (PDR)

	ZONING DISTRICT	MINIMUM LOT DIMENSIONS				SETBACKS			
		SIZE	WIDTH	DEPTH	FRONTAGE	FRONT	SIDE	STREET	REAR
REQUIRED	CBD	2,000 SF	20'	10'	75%	10'	5'	10'	10'
PROVIDED	CBD	0.27 AC	125'	90.06'	99.41'	15'	71'	12'	43'

DEVELOPMENT TEAM

DEVELOPER
SHREE GOPALAND SWAMI DONUT CORPORATION
23261 S STATE ROAD 7
BOCA RATON, FL 33434

PLANNER & LANDSCAPE ARCHITECT
INSITE STUDIO, INC.
3601 PGA BLVD SUITE 220
PALM BEACH GARDENS, FL 33410
561.249.0940

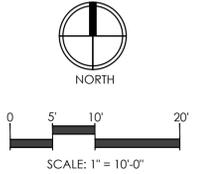
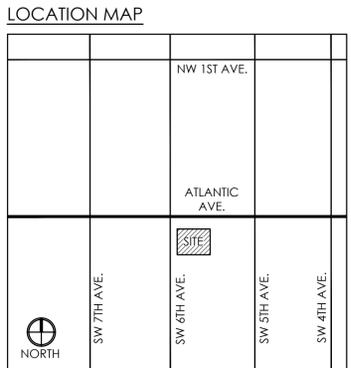
CIVIL ENGINEER
THOMAS ENGINEERING GROUP
6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
954.202.7000

SURVEY
BOB BUGGEE, INC.
P.O. BOX 3887
BOYNTON BEACH, FL 33426
561.732.7877

TRAFFIC
JFO GROUP, INC.
6671 W INDIANTOWN RD, SUITE 50-324
JUPITER, FL 33458
561.462.5364

PCN: 12434616010210130
FLU: CC
ZONING: CBD
USE: COMMERCIAL

PCN: 12434616010210120
FLU: CC
ZONING: CBD
USE: MULTI-FAMILY RESIDENTIAL



Consultants:

Revisions:
09/09/2025 - Resubmittal
11/06/2025 - Resubmittal
02/09/2026 - Resubmittal

DUNKIN DONUTS
540 W Atlantic Avenue
Delray Beach, Florida

Drawn By: TAC
Drawing #: 1468
File Name: SP_1468.dwg
Date: 11/06/2025

SITE PLAN

SHEET # SP.1

MAXWELL T. KAPLAN, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 83366. THIS ITEM HAS BEEN PRINTED ON RECYCLED PAPER. ALL DIMENSIONS ARE IN FEET UNLESS OTHERWISE NOTED. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON AN ELECTRONIC DEVICE.

SITE DEVELOPMENT DRAWINGS FOR:

DUNKIN' DONUTS

540 W. ATLANTIC AVENUE
 DELRAY BEACH, FL 33444
 SECTION 17, TOWNSHIP 46S, RANGE 43E
 FOR
 DELRAY DONUTS

VICINITY \ AERIAL MAP

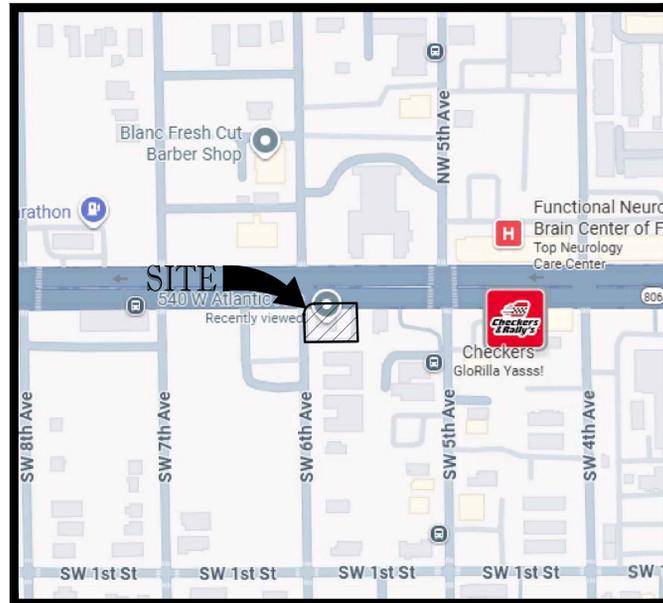
1"=XXXX'



COPYRIGHT 2010 MICROSOFT CORPORATION 2010 DIGITAL GLOBE

LOCATION MAP

1"=XXXX'



COPYRIGHT 2010 MICROSOFT CORPORATION 2010 NAVTEG

SHEET INDEX

COVER SHEET	C-01
GENERAL NOTES	C-02
SOIL EROSION CONTROL PLAN	C-03
DEMOLITION PLAN	C-04
SITE DETAILS	C-05
SITE DETAILS	C-06
PAVING, GRADING & DRAINAGE PLAN	C-07
PAVING, GRADING & DRAINAGE DETAILS	C-08
UTILITY PLAN	C-09
UTILITY DETAILS	C-10
PLAN BY BOB BUGGEE, INC.	
BOUNDARY SURVEY	

PREPARED BY



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

LEGAL DESCRIPTION:

THE WEST 125 FEET OF THE NORTH 110 FEET OF BLOCK 21, LESS THE NORTH 20 FEET FOR RIGHT-OF-WAY, STATE ROAD 806, ORIGINAL TOWN OF DELRAY, PALM BEACH COUNTY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 3 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THOMAS
 ENGINEERING GROUP
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
 125 W. INDIANTOWN RD.
 SUITE 100
 JUPITER, FL 33458
 P: (561) 202-7000
 F: (561) 202-7003
 WWW.THOMASENGINEERINGGROUP.COM

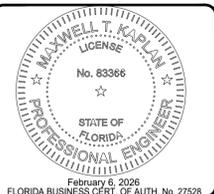
REVISIONS			
REV.	DATE	COMMENT	BY

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.:	F250004
DRAWN BY:	JFV
CHECKED BY:	ROT
DATE:	08/20/2025
CAD I.D.:	F250004 COVER

PROJECT:
DUNKIN DONUTS
540 W ATLANTIC AVENUE
 FOR
DELRAY DONUTS
 DELRAY BEACH FL

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

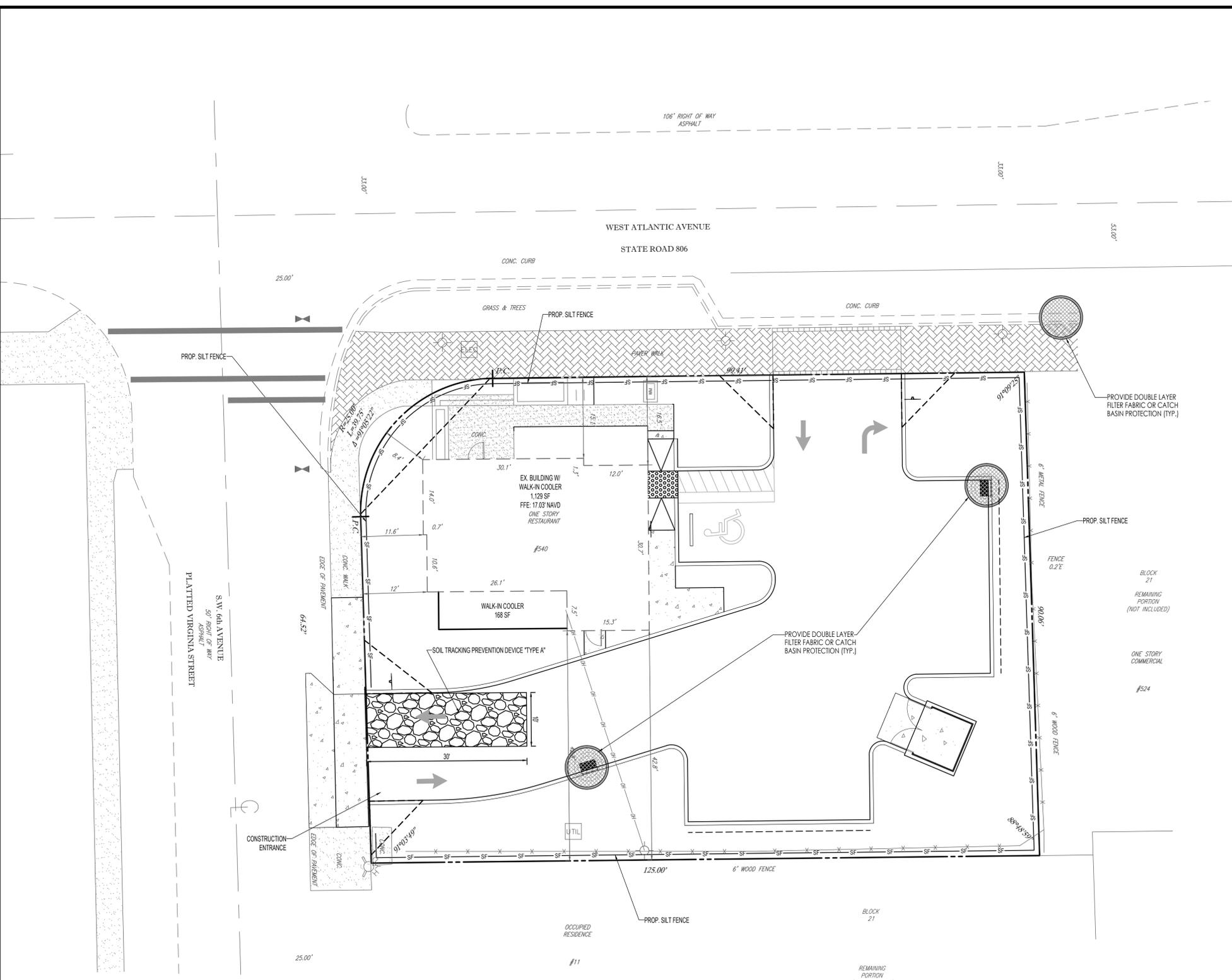


SHEET TITLE:
COVER SHEET
 SHEET NUMBER:
C-01

Printed on Friday, February 06, 2026, 3:13 PM by Max Kogon

MAXWELL T. KAPLAN, STATE OF FLORIDA, PROFESSIONAL ENGINEER, LICENSE NO. 83366. THIS ITEM HAS BEEN REVIEWED AND APPROVED FOR THE CITY OF DELRAY BEACH. ANY CHANGES TO THIS PLAN MUST BE MADE IN WRITING AND NOT CONSIDERED CORRECTED AND SEALED. THE SIGNATURE MUST BE MADE ON AN ELECTRONIC DEVICE.

Printed on Friday, February 06, 2026, 3:14 PM by Max Kogon



ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
CONVERSION FROM NAVD TO NGVD IS (+) 1.50',
I.E. 11.50 NAVD = 13.00 NGVD.

IT IS THE RESPONSIBILITY OF THE OWNER'S ENGINEER TO PROVIDE SITE OBSERVATION AND INSPECTIONS IN ORDER FOR THE OWNER'S ENGINEER TO EXECUTE THE "ENGINEER'S CERTIFICATION OF COMPLETION" EXACTLY AS STATED ON PAGE C-14 FROM THE CITY OF DELRAY BEACH CURRENT MINIMUM CONSTRUCTION STANDARDS AND SPECIFICATIONS.

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

1502 W. FLETCHER AVE.
SUITE 100
TAMPA, FL 33612
P: (813) 379-4100
F: (813) 379-4100

REVISIONS			
REV.	DATE	COMMENT	BY

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.:	F250004
DRAWN BY:	JFV
CHECKED BY:	ROT
DATE:	08/20/2025
CAD I.D.:	F250004 EROS

PROJECT:
DUNKIN DONUTS
540 W ATLANTIC AVENUE

FOR
DELRAY DONUTS

DELRAY BEACH
FL

THOMAS
ENGINEERING GROUP

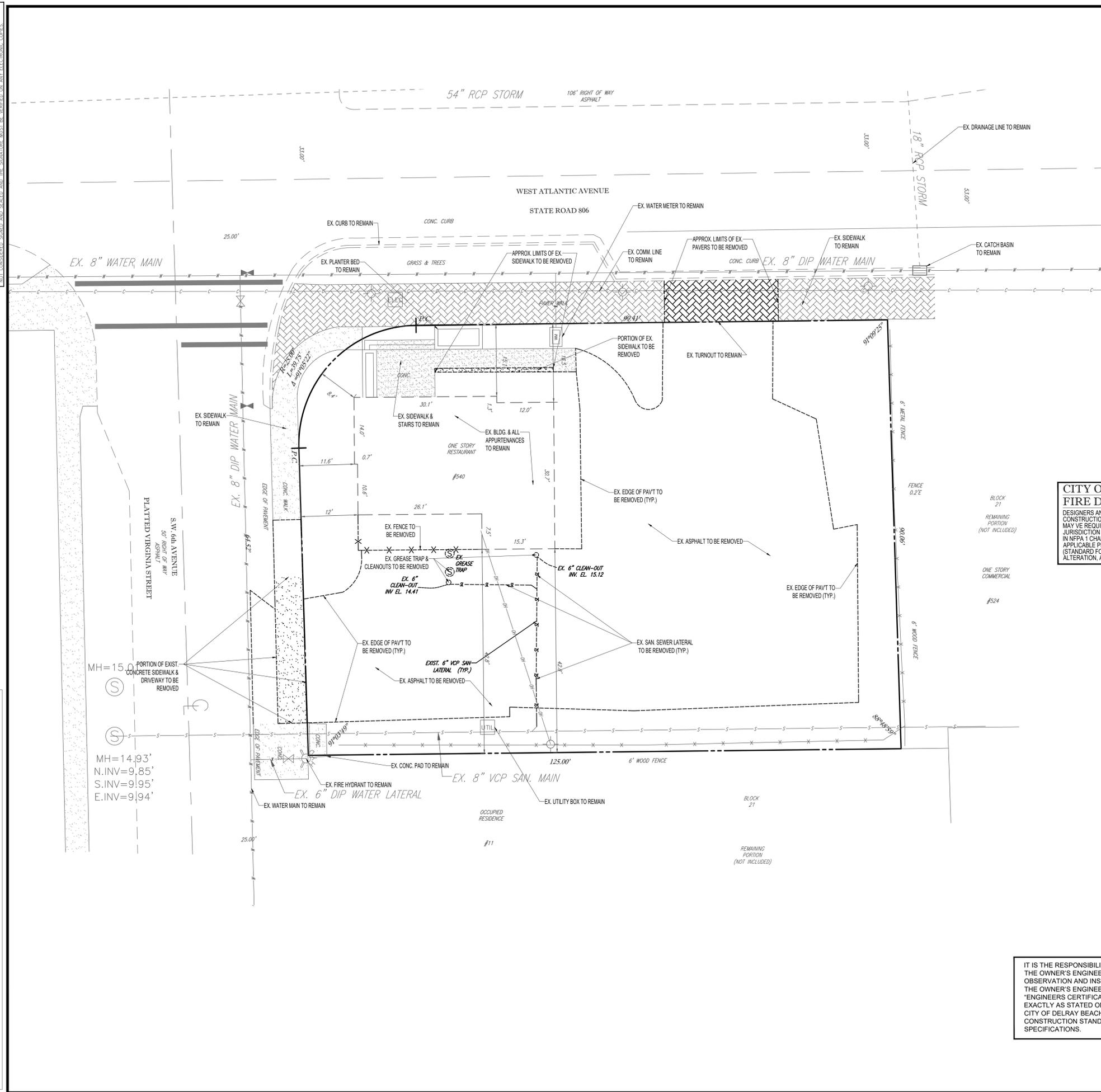
6300 NW 31ST AVENUE
FORT LAUDERDALE, FL 33309
PH: (954) 202-7000
FX: (954) 202-7070
www.ThomasEngineeringGroup.com

MAXWELL T. KAPLAN
LICENSE
No. 83366
STATE OF FLORIDA
PROFESSIONAL ENGINEER
February 6, 2026
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
EROSION CONTROL PLAN

SHEET NUMBER:
C-03

MAXWELL T. KAPLAN, PROFESSIONAL ENGINEER, LICENSE NO. 83366. THIS ITEM HAS BEEN REVIEWED AND APPROVED FOR THE CITY OF DELRAY BEACH. ANY CHANGES TO THIS PLAN MUST BE MADE AND RE-APPROVED BY THE CITY OF DELRAY BEACH. ANY CHANGES TO THIS PLAN MUST BE MADE AND RE-APPROVED BY THE CITY OF DELRAY BEACH.



LEGEND



**CITY OF DELRAY BEACH
FIRE DEPARTMENT NOTE:**
DESIGNERS AND CONTRACTORS WORKING ON NEW CONSTRUCTION, RENOVATION OR DEMOLITION PROJECTS MAY BE REQUIRED TO SUBMIT TO THE AUTHORITY HAVING JURISDICTION (AHJ) A FIRE PROTECTION PLAN AS OUTLINED IN NFPA 1 CHAPTER 16.2. THIS PLAN SHALL ADDRESS ALL APPLICABLE PROVISIONS AS DESCRIBED IN NFPA 241 (STANDARD FOR SAFEGUARDING, CONSTRUCTION, ALTERATION, AND DEMOLITION).

IT IS THE RESPONSIBILITY OF THE OWNER'S ENGINEER TO PROVIDE SITE OBSERVATION AND INSPECTIONS IN ORDER FOR THE OWNER'S ENGINEER TO EXECUTE THE "ENGINEER'S CERTIFICATION OF COMPLETION" EXACTLY AS STATED ON PAGE C-14 FROM THE "CITY OF DELRAY BEACH CURRENT MINIMUM CONSTRUCTION STANDARDS AND SPECIFICATIONS."

DEMOLITION NOTES:

- THIS PLAN REFERENCES DOCUMENTS AND INFORMATION BY:
BOB BUGGEE, INC.
P.O. BOX 3887
BOYNTON BEACH, FL 33426
TITLED: BOUNDARY SURVEY, 540 W. ATLANTIC AVENUE
DATED: 04/27/2024
- 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 PRIOR TO INITIATION OF SITE ACTIVITY.
- PRIOR TO STARTING ANY DEMOLITION CONTRACTOR IS RESPONSIBLE FOR:
 - 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 ALL APPLICABLE LOCAL, STATE, AND FEDERAL ENVIRONMENTAL REGULATIONS. ANY/ALL CONTAMINANTS SHALL BE REMOVED AND DISPOSED OF BY A FEDERALLY LICENSED CONTRACTOR IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS. ALL ENVIRONMENTAL WORK INCLUDING HAZARDOUS MATERIAL, SOILS, ASBESTOS, OR OTHER REFERENCED OR IMPLIED HEREIN IS THE SOLE RESPONSIBILITY OF THE OWNER'S ENVIRONMENTAL CONSULTANT. 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 PREVENT 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.



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

1502 W. FLETCHER AVE.
SUITE 100
TAMPA, FL 33612
P: (813) 379-4100
P: (813) 263-7603

REVISIONS			
REV:	DATE:	COMMENT:	BY:

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.:	F250004
DRAWN BY:	JVF
CHECKED BY:	ROT
DATE:	08/20/2025
CAD I.D.:	F250004 DEMO

DUNKIN' DONUTS
540 W ATLANTIC AVENUE
FOR
DELTA DONUTS
DELRAY BEACH FL

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

MAXWELL T. KAPLAN
LICENSE
No. 83366
STATE OF FLORIDA
PROFESSIONAL ENGINEER
February 6, 2026
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:
DEMOLITION PLAN
SHEET NUMBER:
C-04

Printed on Friday, February 06, 2026, 4:02 PM by Max Kaplan

MAXWELL T. KAPLAN, PROFESSIONAL ENGINEER, LICENSE NO. 83366. THIS ITEM HAS BEEN REVIEWED AND APPROVED FOR THE CITY OF DELRAY BEACH. ANY CHANGES TO THIS PLAN MUST BE APPROVED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ALL ELECTRONIC COPIES.



DRAINAGE STRUCTURE TABLE

THOMAS ENGINEERING GROUP
 CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
 125 W. INDIANTOWN RD.
 TAMPA, FL 33612
 P: (813) 379-4100
 P: (813) 379-7603
 WITHOUT CITY SEAL AND SIGNATURE

REV.	DATE	REVISIONS	BY:

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!

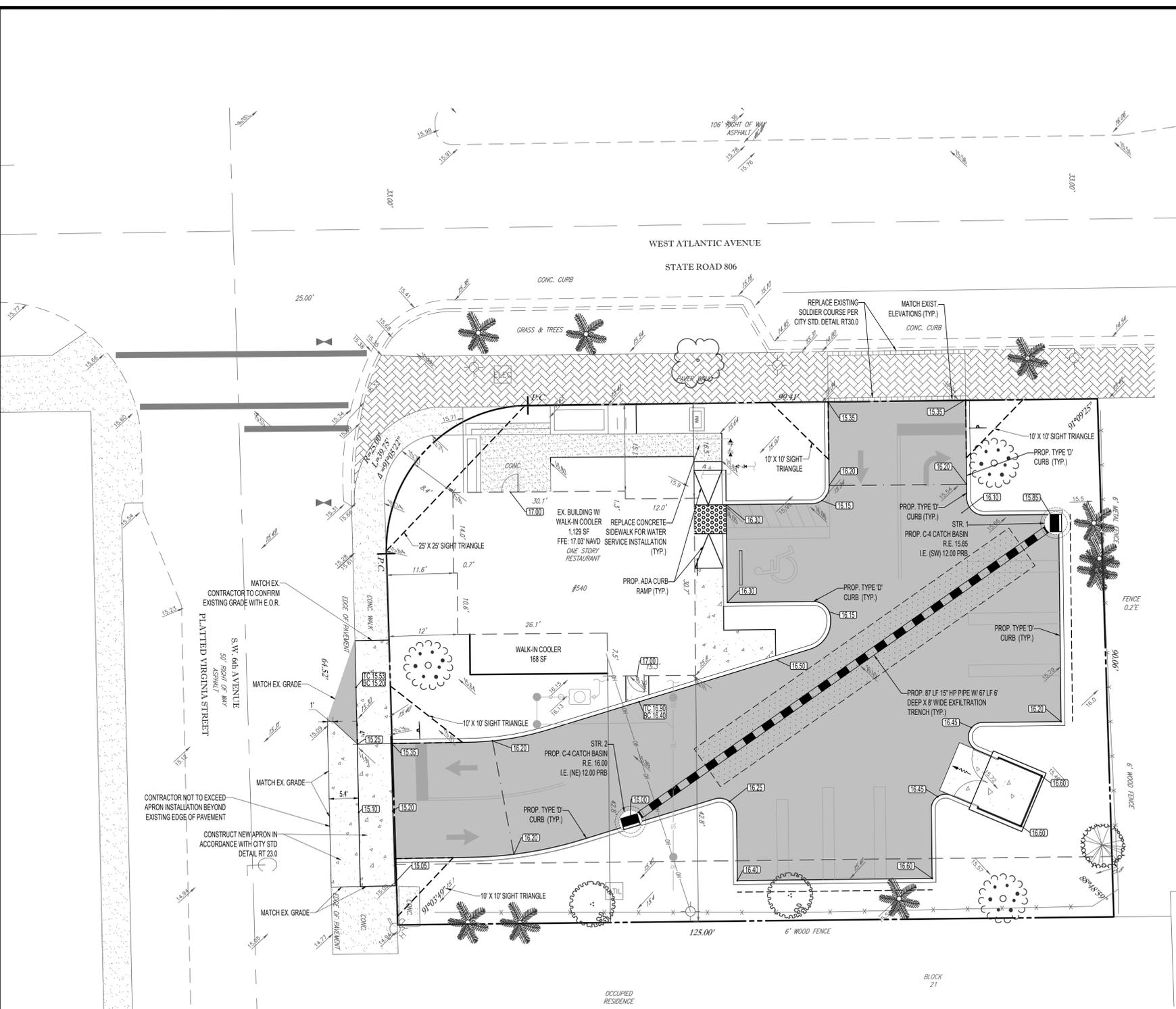
PROJECT No.:	F250004
DRAWN BY:	JFV
CHECKED BY:	ROT
DATE:	08/20/2025
CAD I.D.:	F250004 PGD

PROJECT:
DUNKIN DONUTS
540 W ATLANTIC AVENUE
 FOR
DELRAY DONUTS
 DELRAY BEACH FL

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



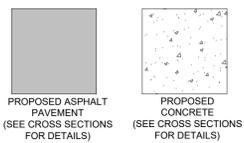
SHEET TITLE:
PAVING, GRADING & DRAINAGE PLAN
 SHEET NUMBER:
C-07



SIDEWALK, PAVEMENT AND CURBING NOTES:

- ALL YARD DRAINS, FRAMES AND GRATES MUST BE ADA COMPLIANT.
- ALL CONCRETE SIDEWALKS LOCATED WITHIN DRIVEWAY CURB RETURNS AND WITHIN PUBLIC RIGHT-OF-WAY SHALL BE 6" IN THICKNESS AND ALL SIDEWALKS ON-SITE SHALL BE 4" IN THICKNESS UNLESS OTHERWISE NOTED.
- ALL SIDEWALKS, PAVEMENT AND CURBING SHALL BE DESIGNED PURSUANT TO THE CITY OF COCONUT CREEK STANDARD DETAIL WHEN APPLICABLE.

HATCH LEGEND



DATUM NOTE:
 ALL ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
S	SAN. SEWER MAIN	S
S-	SAN. SEWER LATERAL	S-
FM	FORCE MAIN	FM
W	WATER MAIN	W
W-	FIRE LINE	W-
RWM	RE-USE WATER MAIN	RWM
E	UNDERGROUND ELEC. LINE	E
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELE. LINE	T
C	UNDERGROUND CATV LINE	C
G	UNDERGROUND GAS LINE	G
SS	STORM SEWER	SS
SSL	STORM SEWER LATERAL	SSL
+	FIRE HYDRANT	+
FDC	FDC	FDC
SM	SANITARY MANHOLE	SM
DM	STORM MANHOLE	DM
CB	CATCH BASIN	CB
YI	YARD INLET	YI
WV	WATER VALVE	WV
BFP	BACKFLOW PREVENTER	BFP
WM	WATER METER	WM
CO	CLEAN OUT	CO
EM	ELECTRIC MANHOLE	EM
TM	TELEPHONE MANHOLE	TM
ET	ELECTRIC TRANSFORMER	ET
SSS	GRADE SPOT SHOT (BOTTOM ELEVATION IF AT CURB)	SSS
TC	TOP OF CURB	TC
BC	BOTTOM OF CURB	BC

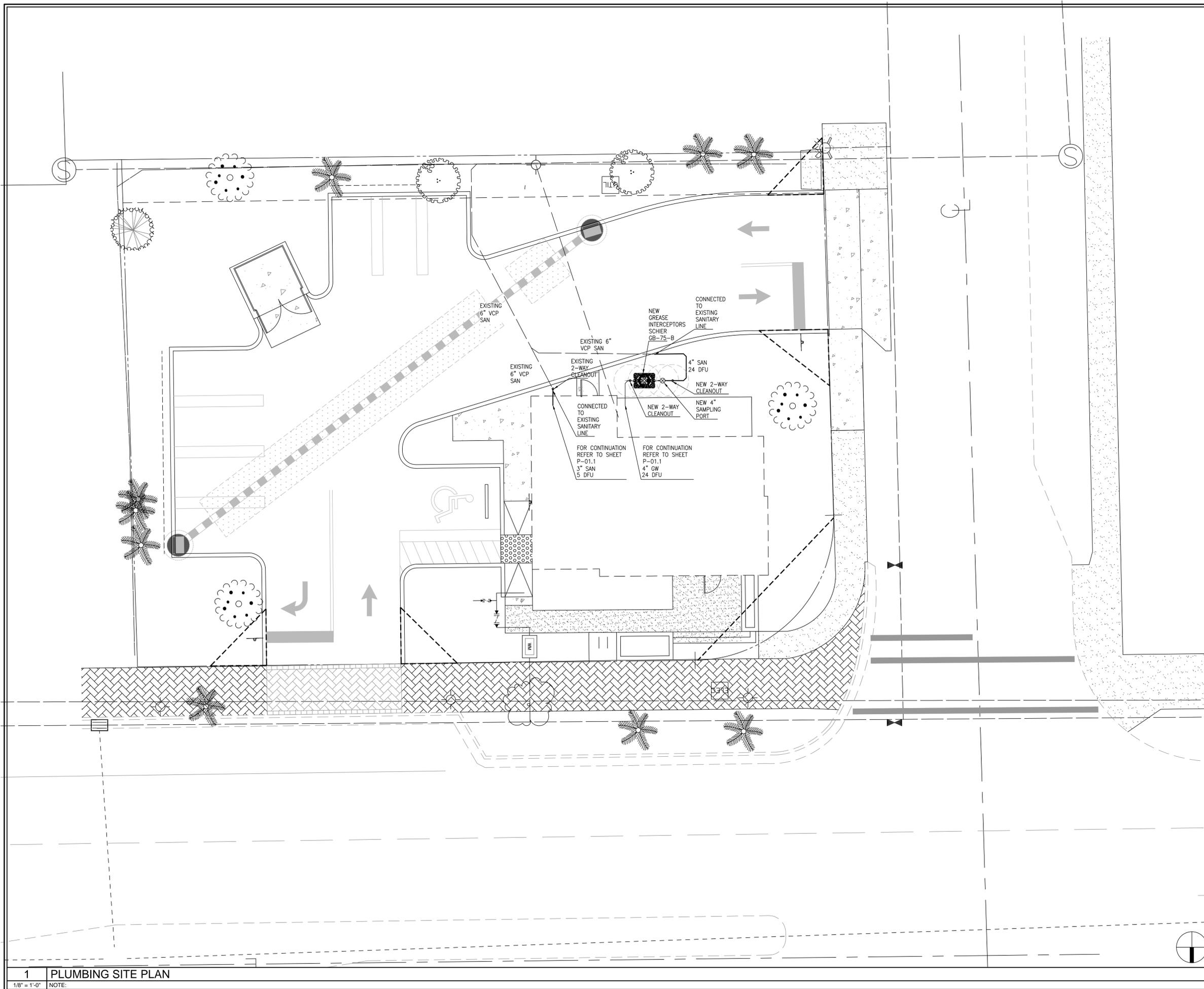
CITY OF DELRAY BEACH FIRE DEPARTMENT NOTE:
 DESIGNERS AND CONTRACTORS WORKING ON NEW CONSTRUCTION, RENOVATION OR DEMOLITION PROJECTS MAY BE REQUIRED TO SUBMIT TO THE AUTHORITY HAVING JURISDICTION (AHL) A FIRE PROTECTION PLAN AS OUTLINED IN NFPA 1 CHAPTER 16.1.2. THIS PLAN SHALL ADDRESS ALL APPLICABLE PROVISIONS AS DESCRIBED IN NFPA 241 (STANDARD FOR SAFEGUARDING, CONSTRUCTION, ALTERATION, AND DEMOLITION).

CITY OF DELRAY BEACH ENGINEERING DEPT. NOTES:

- ANY DAMAGE TO ANY ROADWAY PAVEMENT LIKE UTILITY CUTS OR EDGE REPAIR SHALL BE MILLED AND RESURFACED FOR 5' EACH WAY PAST THE LIMIT OF THE DAMAGE PER CITY OF DELRAY BEACH STANDARD DETAIL GU 1.0
- ANY TREES OR SHRUBS PLACED WITHIN WATER, SEWER OR DRAINAGE EASEMENTS SHALL CONFORM TO THE CITY OF DELRAY BEACH STANDARD DETAILS: LD 1.0 & LD 2.0.

IT IS THE RESPONSIBILITY OF THE OWNER'S ENGINEER TO PROVIDE SITE OBSERVATION AND INSPECTIONS IN ORDER FOR THE OWNER'S ENGINEER TO EXECUTE THE "ENGINEER'S CERTIFICATION OF COMPLETION" EXACTLY AS STATED ON PAGE C-14 FROM THE CITY OF DELRAY BEACH CURRENT MINIMUM CONSTRUCTION STANDARDS AND SPECIFICATIONS.

Printed on Friday, February 06, 2026, 3:15 PM by Max Kogon



1 PLUMBING SITE PLAN
 1/8" = 1'-0" NOTE:

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



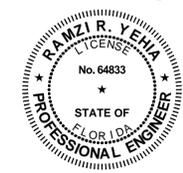
AR0016152

DUNKIN' - COOL PALETTE
 540 W ATLANTIC
 DELRAY BEACH, FL
 PC#364861

revisions:
 1.28.26
 BLDG. DEPT. COMMENTS

Drawn by:
 JA
 date:
 03-06-2024
 project # :

QUALITY & PROMPT SUPERVISIONS
 5516 NW 58TH AVE.
 CORAL SPRINGS FL 33067
 TEL. (954) 263-9318
 RYEHIA@TYCI.COM
 RANZI R. YEHIA
 FLORIDA LICENSE #64833
 CERT. OF AUTH. #27115
 PROJECT #24-047



P-01.1
 PLUMBING
 SITE PLAN

Consultants:

Revisions:
 09/09/2025 - Resubmittal
 11/10/2025 - Resubmittal
 02/09/2026 - Resubmittal

DUNKIN DONUTS
 540 W Atlantic Avenue
 Delray Beach, Florida

ALWAYS CALL 811 TWO FULL BUSINESS DAYS BEFORE YOU DIG TO HAVE UNDERGROUND UTILITIES LOCATED AND MARKED.

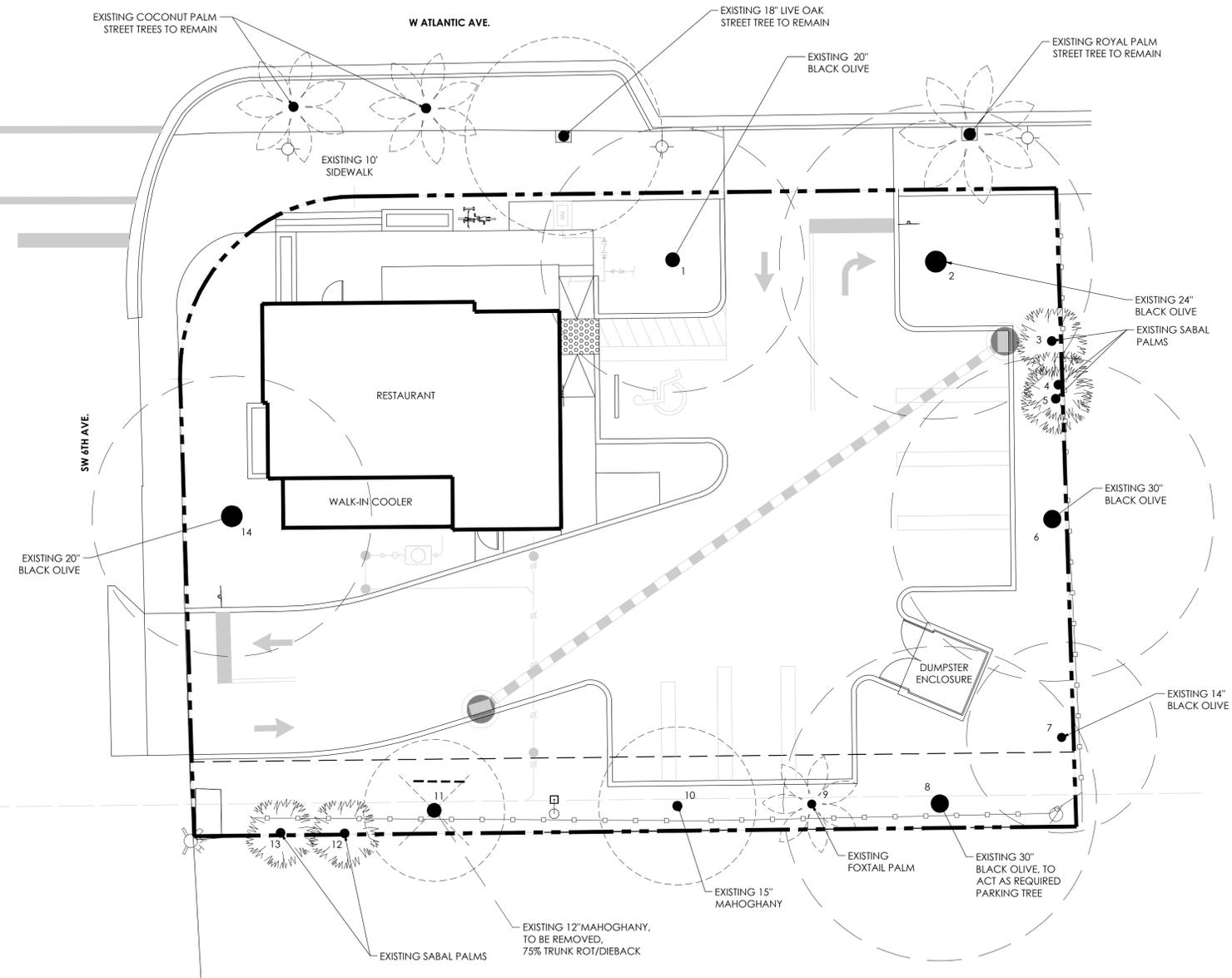


Drawn By: TC
 Drawing #: 1468
 File Name: LP_1468.dwg
 Date: 09/08/2025

TREE DISPOSITION PLAN

SHEET #: LP.0

- ABBREVIATION LEGEND**
- P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING
 - ESMT. - EASEMENT
 - CL - CENTERLINE
 - DE - DRAINAGE EASEMENT
 - LME - LAKE MAINTENANCE EASEMENT
 - LMAE - LAKE MAINTENANCE ACCESS EASEMENT
 - UE - UTILITY EASEMENT
 - L.W.D.D. - LAKE WORTH DRAINAGE DISTRICT
 - FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION
 - FRAS - PRIVATE RESIDENTIAL ACCESS STREET
 - NAD - NORTH AMERICAN DATUM
 - PRM - PERMANENT REFERENCE MONUMENT
 - PBC - PALM BEACH COUNTY
 - PUD - PLANNED UNIT DEVELOPMENT
 - ROW - RIGHT-OF-WAY
 - FPL - FLORIDA POWER & LIGHT COMPANY
 - PCUE - PALM BEACH COUNTY UTILITY EASEMENT
 - PDE - PUBLIC DRAINAGE EASEMENT
 - PCP - PERMANENT CONTROL POINT NAIL METAL DISK
 - TYP. - TYPICAL
 - AC - AIR CONDITIONING UNIT/EQUIPMENT
 - PLA - PLANTING AREA
 - TBD. - TO BE DETERMINED
 - EX. - EXISTING
 - WM. - WATER METER
 - EQ. - EQUAL
 - EL. - ELEVATION
 - F.F.E. - FINISH FLOOR ELEVATION
 - L.O.W. - LIMITS OF WORK
- LINETYPE LEGEND**
- PROPERTY LINE
 - - - CENTERLINE
 - - - PRIVATE ROW
 - - - EASEMENT
 - - - FENCING
 - - - WATER
 - - - STORM DRAINAGE
 - - - SANITARY SEWER
 - - - OVERHEAD ELECTRIC
- SYMBOLS LEGEND**
- PLANT CODE
 - QTY QUANTITY
 - PRESERVED TREE
 - TREE - PALM
 - VINE
 - SHRUB OR GROUNDCOVER AREAS
 - TYP. PLANTING SYMBOLS
 - DETAIL NUMBER
 - SHEET NUMBER
 - TYPICAL DETAIL CALL-OUT
- NOTE:** PLANTING SYMBOLS & HATCHING VARIES GREATLY BY SPECIES AND TYPE. REFER TO PLANT TAG/CODE TO CROSS REFERENCE PLANT SCHEDULE FOR EXACT INSTALL SPECIFICATIONS

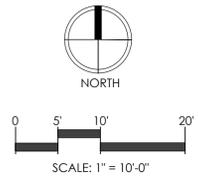
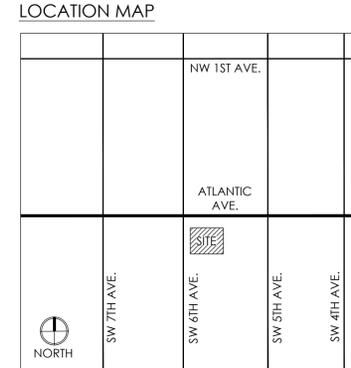


TREE DISPOSITION TABLE

TREE I.D.	SPECIES	CONDITION	SIZE	NOTES
1	BLACK OLIVE	≥50%	20"	PRESERVE
2	BLACK OLIVE	≥50%	24"	PRESERVE
3	SABAL PALM	≥50%	12"	PRESERVE
4	SABAL PALM	≥50%	12"	PRESERVE
5	SABAL PALM	≥50%	12"	PRESERVE
6	BLACK OLIVE	≥50%	30"	PRESERVE
7	BLACK OLIVE	≥50%	7"	PRESERVE
8	BLACK OLIVE	≥50%	30"	PRESERVE
9	FOXTAIL PALM	≥50%	8"	PRESERVE
10	MAHOGANY	≥50%	15"	PRESERVE
11	MAHOGANY	≤50%	12"	REMOVE/MITIGATE
12	SABAL PALM	≥50%	10"	PRESERVE
13	SABAL PALM	≥50%	10"	PRESERVE
14	BLACK OLIVE	≥50%	20"	PRESERVE

REQUIRED REPLACEMENT TABLE

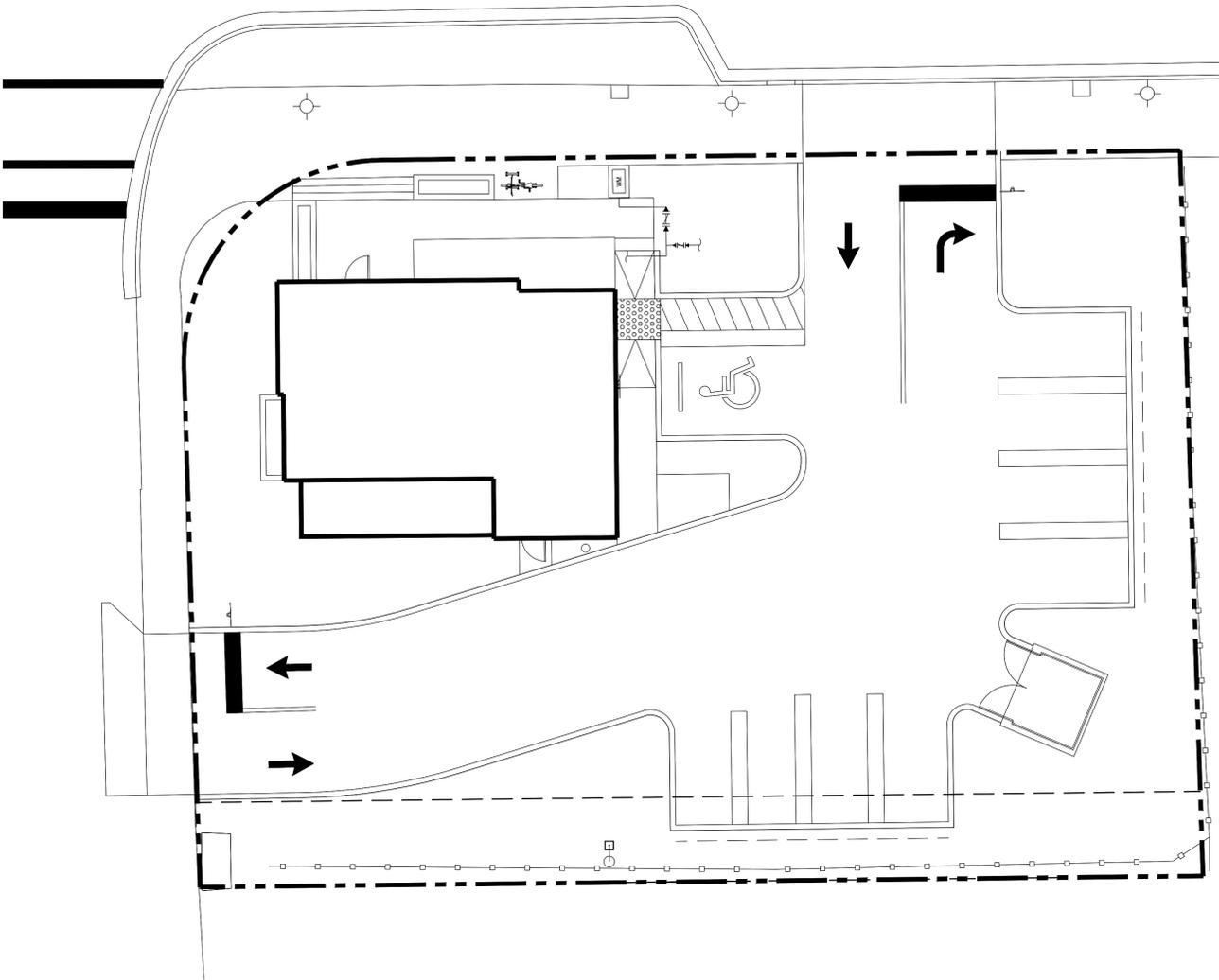
REMOVAL I.D.	SPECIES	CONDITION	SIZE	REPLACEMENT	PROVIDED
11	MAHOGANY	≥50%	12"	LESS THAN 50% CONDITION, TREE FOR TREE BASIS, (MIN. 16' HT., 7" SPR., 8" C.T.)	1 - SILVER BUTTWOOD TREE



DUNKIN DONUTS

IRRIGATION PLAN

540 W ATLANTIC AVENUE DELRAY BEACH, FLORIDA



SHEET INDEX

SHEET	DESCRIPTION
IP.0	COVER SHEET
IP.1	IRRIGATION PLAN
IP.2	IRRIGATION DETAILS

- IRRIGATION NOTES:**
- IRRIGATION PIPING AND VALVE LOCATIONS ARE SCHEMATIC AND MUST BE INSTALLED IN LANDSCAPE AREAS WITHIN THE PROPERTY BOUNDARY
 - BACKFLOW PREVENTION AND CONTROLLER DEVICE LOCATIONS SHOWN ON PLAN ARE SCHEMATIC, FINAL INSTALL LOCATION TO BE VERIFIED BY PROPERTY OWNER
 - SLEEVES MUST BE USED FOR ANY PIPES OR IRRIGATION COMPONENTS THAT RUN UNDERNEATH PAVEMENT. SLEEVES TO BE AT LEAST TWICE THE DIAMETER OF THE PROPOSED PIPE
 - RELOCATED TREES/PALMS WILL NEED TEMPORARY WATERING UNTIL THE ESTABLISHMENT PERIOD IS COMPLETE. THIS CAN BE DONE VIA WATER TRUCK OR HAND WATERING
 - THE IRRIGATION IS INTENDED TO PROVIDE COMPLETE COVERAGE OF ALL PLANT MATERIALS AND SOD. CONTRACTOR TO ADD OR ADJUST HEADS TO ENSURE 100% HEAD TO HEAD COVERAGE IS BEING PROVIDED
 - CONTRACTOR TO PROVIDE PROPERTY OWNER WITH AS-BUILT PLANS OF THE IRRIGATION SYSTEM IF CHANGES ARE MADE DURING CONSTRUCTION
 - DO NOT INSTALL IRRIGATION IF FIELD CONDITIONS DO NOT MATCH WHAT IS SHOWN ON THE IRRIGATION PERMIT DRAWINGS, PLEASE NOTIFY PROPERTY OWNER OR IRRIGATION DESIGNER PRIOR TO PROCEEDING AS THE PLANS ARE SHOWN
 - SPRINKLER HEADS TO BE INSTALLED PERPENDICULAR TO THE FINISH GRADE UNLESS OTHERWISE SPECIFIED
 - CONTRACTOR TO ENSURE POWER SOURCE HAS BEEN PROVIDED AT PROPOSED CONTROLLER STATION. PLEASE COORDINATE WITH THE ELECTRICAL ENGINEER IF A POWER SOURCE IS NOT AVAILABLE

LOCATION MAP

		NW 1ST AVE.	
		ATLANTIC AVE.	
	SITE		
SW 7TH AVE.	SW 6TH AVE.	SW 5TH AVE.	SW 4TH AVE.

SCALE: 1" = 10'-0"

Consultants:

Revisions:

09/09/2025	- Resubmittal
11/06/2025	- Resubmittal
02/09/2026	- Resubmittal

DUNKIN DONUTS
540 W ATLANTIC AVENUE
 Delray Beach, Florida

Consultants:

Revisions:
 09/09/2025 - Resubmittal
 11/06/2025 - Resubmittal
 02/09/2026 - Resubmittal

DUNKIN DONUTS
540 W ATLANTIC AVENUE
 Delray Beach, Florida

ALWAYS CALL 811 TWO FULL BUSINESS DAYS BEFORE YOU DIG TO HAVE UNDERGROUND UTILITIES LOCATED AND MARKED.

sunshine811.com

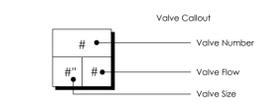
Drawn By: ZAK
 Drawing #: IP_1468.dwg
 Date: 05/29/2025

IRRIGATION PLAN

SHEET # IP.1

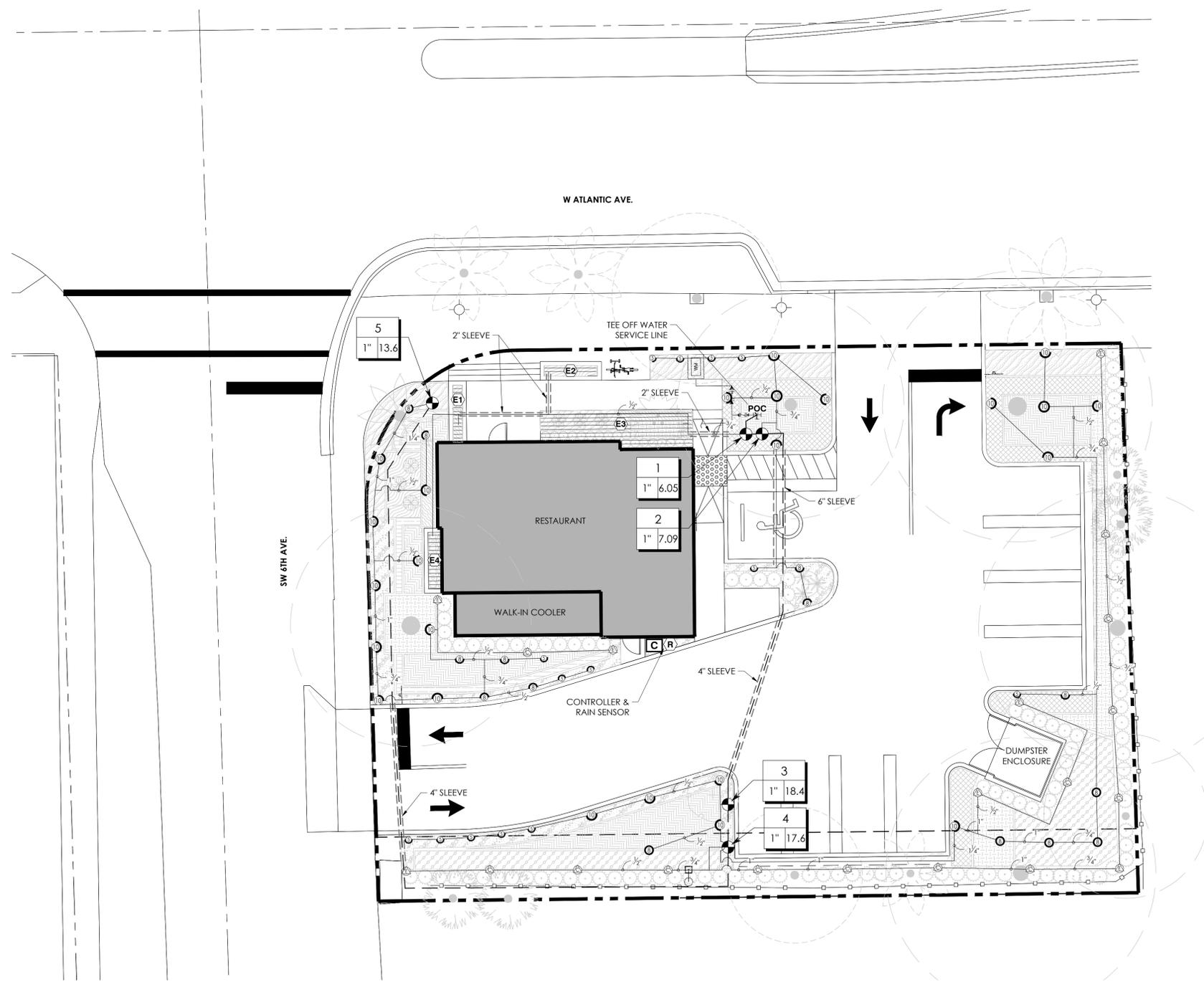
IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
ES, LCS, RCS, CS, SS	Hunter PROS-12 Strip Series Shrub Spray, 12in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	21	30	
Q, H, F	Hunter PROS-12 5 Series Shrub Spray, 12in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	14	30	
Q, T, H, F	Hunter PROS-12 8 Series Shrub Spray, 12in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	14	30	
Q, T, H, F	Hunter PROS-12 10 Series Shrub Spray, 12in. Pop-Up. Co-molded wiper seal with UV Resistant Material.	24	30	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
E1	Hunter ECO-ID ECO-ID: 1/2in. FPT connection with 12 psi-70 psi operating pressure. Specify with Hunter SJ swing joint.	1		
E2	Hunter ECO-ID ECO-ID: 1/2in. FPT connection with 12 psi-70 psi operating pressure. Specify with Hunter SJ swing joint.	1		
E3	Hunter ECO-ID ECO-ID: 1/2in. FPT connection with 12 psi-70 psi operating pressure. Specify with Hunter SJ swing joint.	1		
E4	Hunter ECO-ID ECO-ID: 1/2in. FPT connection with 12 psi-70 psi operating pressure. Specify with Hunter SJ swing joint.	1		
[Hatched Box]	Area to Receive Dripline Hunter MLD-05-06 0.5 GPH Brown Mini Landscape Dripline. Emitters at 6" O.C. Dripline laterals spaced at 6" apart. Specify with Hunter QB 1/4in. fittings.	364.6 lf		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL
[Valve Symbol]	Hunter ICV-G 1" 1in., 1-1/2in., 2in., and 3in. Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	5		
[C]	Hunter P2C-400 Light Commercial & Residential Controller, 4-station base module controller, 120 VAC, Outdoor/Indoor model	1		
[R]	Hunter RAIN-CLIK Rain Sensor, with conduit installation, mount as noted. Normally closed switch.	1		
POC	Point of Connection 2 1/2"	1		
[Solid Line]	Irrigation Lateral Line: PVC Schedule 40 1/2"	533.6 lf		
[Solid Line]	Irrigation Lateral Line: PVC Schedule 40 3/4"	192.6 lf		
[Solid Line]	Irrigation Lateral Line: PVC Schedule 40 1"	100.7 lf		
[Solid Line]	Irrigation Lateral Line: PVC Schedule 40 1 1/4"	75.9 lf		
[Dashed Line]	Irrigation Mainline: PVC Schedule 40	221.0 lf		
[Dashed Line]	Pipe Sleeve: PVC Class 200 SDR 21	99.0 lf		

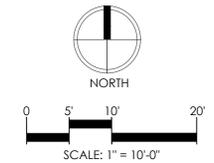


VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	WIRE	PSI	PSI @ P.O.C.	PRECIP
1	Hunter ICV-G	1"	Area for Dripline	6.05	82.9	28.4		3.19 in/h
2	Hunter ICV-G	1"	Shrub Spray	7.09	80.3	33.3		1.21 in/h
3	Hunter ICV-G	1"	Shrub Spray	18.35	51.6	37.3		1.05 in/h
4	Hunter ICV-G	1"	Shrub Spray	17.55	58.6	38.1		1.58 in/h
5	Hunter ICV-G	1"	Shrub Spray	13.57	199.9	36.6		1.52 in/h
	Common Wire				221.0			



IRRIGATION NOTES:
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Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions utilizing current industry standard lamp ratings in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and other variable field conditions.

NOTES:

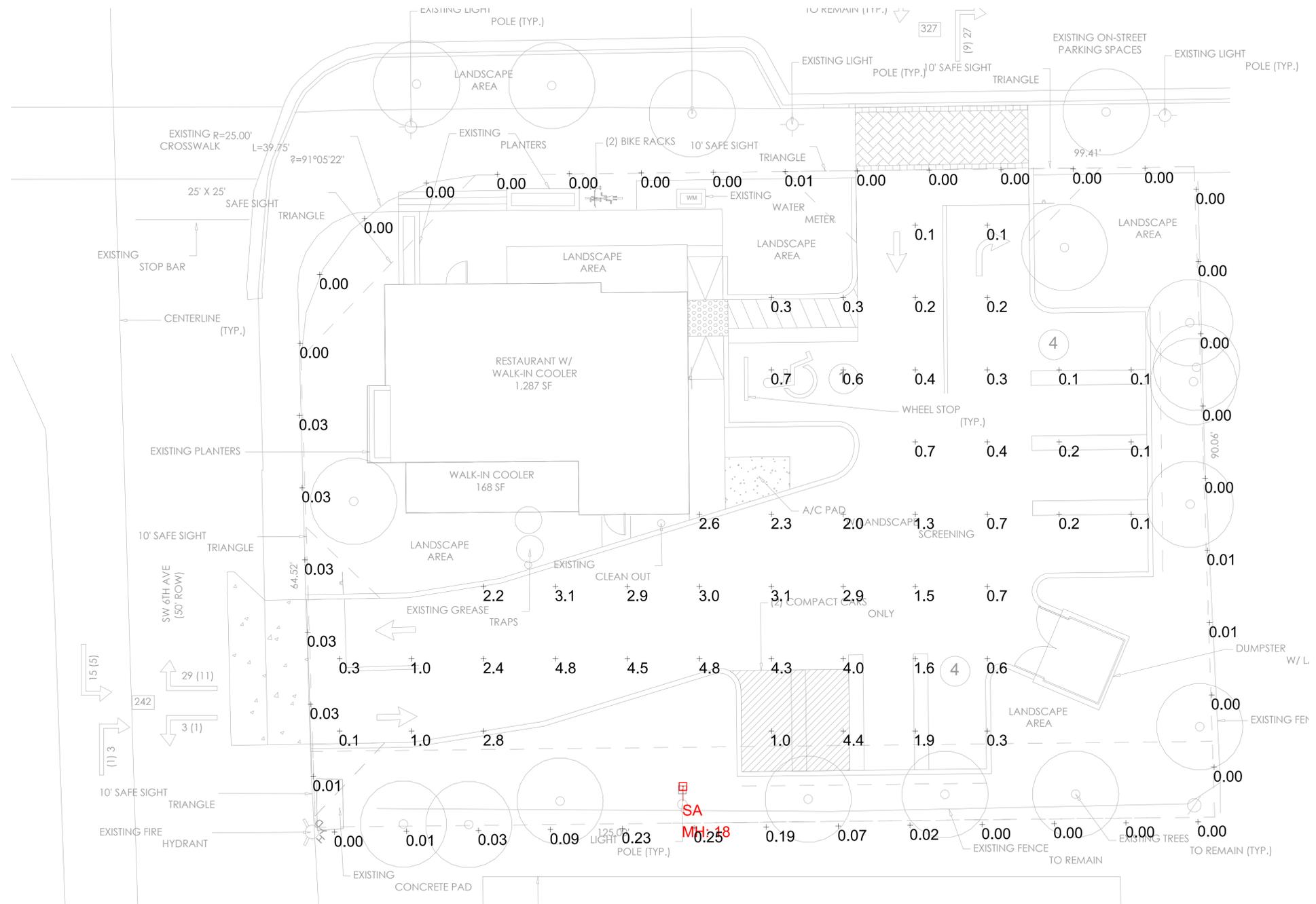
No.	Revision/Issue	Date
5	PHOTOMETRIC STUDY	02/06/26
4	PHOTOMETRIC STUDY	01/29/26
3	PHOTOMETRIC STUDY	10/23/25
2	PHOTOMETRIC STUDY	09/08/25
1	PHOTOMETRIC STUDY	09/01/25

LIGHTING DYNAMICS, INC.
 7835 West Commercial Blvd.
 Tamarac, FL 33351
 (954) 944-0286
www.lightingdynamics.com

Project Name and Address
540 ATLANTIC AVE.
LIGHTING STUDY - SITE -
OPTION 1
Delray Beach, FL

FILE P:\PROJECTS\2025\AUG
 CLIENT INSITE STUDIO

Project 540 ATLANTIC AVE. Sheet
 Date 02/06/2026 **LO**
 Scale 1/8" = 1' DRAWN BY IP / VT / VR



Photometrics Calculation Software Generated Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	Arr. Lum. Lumens	LLF	Lum. Watts	Arr. Watts
	1	SA	Single	11976	11976	0.900	213.1	213.1

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	1.53	4.8	0.1	15.30	48.00
PROPERTY LINE @ 6' AFG	Illuminance	Fc	0.03	0.25	0.00	N.A.	N.A.

ALL LIGHT FIXTURES ARE FULL CUTOFF, WITH NO UPLIGHT AND NO DIRECT LIGHT EMITTED ABOVE 90 DEGREES

540 ATLANTIC AVE											
LIGHTING FIXTURE SCHEDULE											
TYPE	DESCRIPTION	MANF.	CATALOG NUMBER	VOLTAGE	KELVIN	LUMENS	LAMP TYPE	DIMMING	WATTAGE	MOUNTING	NOTES
SA	SITE LIGHT	MCGRAW EDISON	GALN-SA4C-840-U-T4FT-QM-8K-BCS-MA1036-XX	UNV	4000	11976	LED	0-10V	213	POLE	1
FIXTURE SCHEDULE NOTES											
GENERAL NOTES											
*ANY REMOTE PUSH TO TEST BUTTONS NEED TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALL											
*ALL REMOTE MOUNTED DRIVERS NEED TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALL											
NOTE 1: FIXTURE MOUNTED ON EXISTING 18' POLE											
FOR QUESTIONS PERTAINING TO THIS FIXTURE SCHEDULE PLEASE CONTACT ANDREW TUCKER @ LIGHTING DYNAMICS- 954-299-5537											