

JM LEXUS

PARKING GARAGE AND CAR WASH

MARGATE, BROWARD COUNTY, FLORIDA

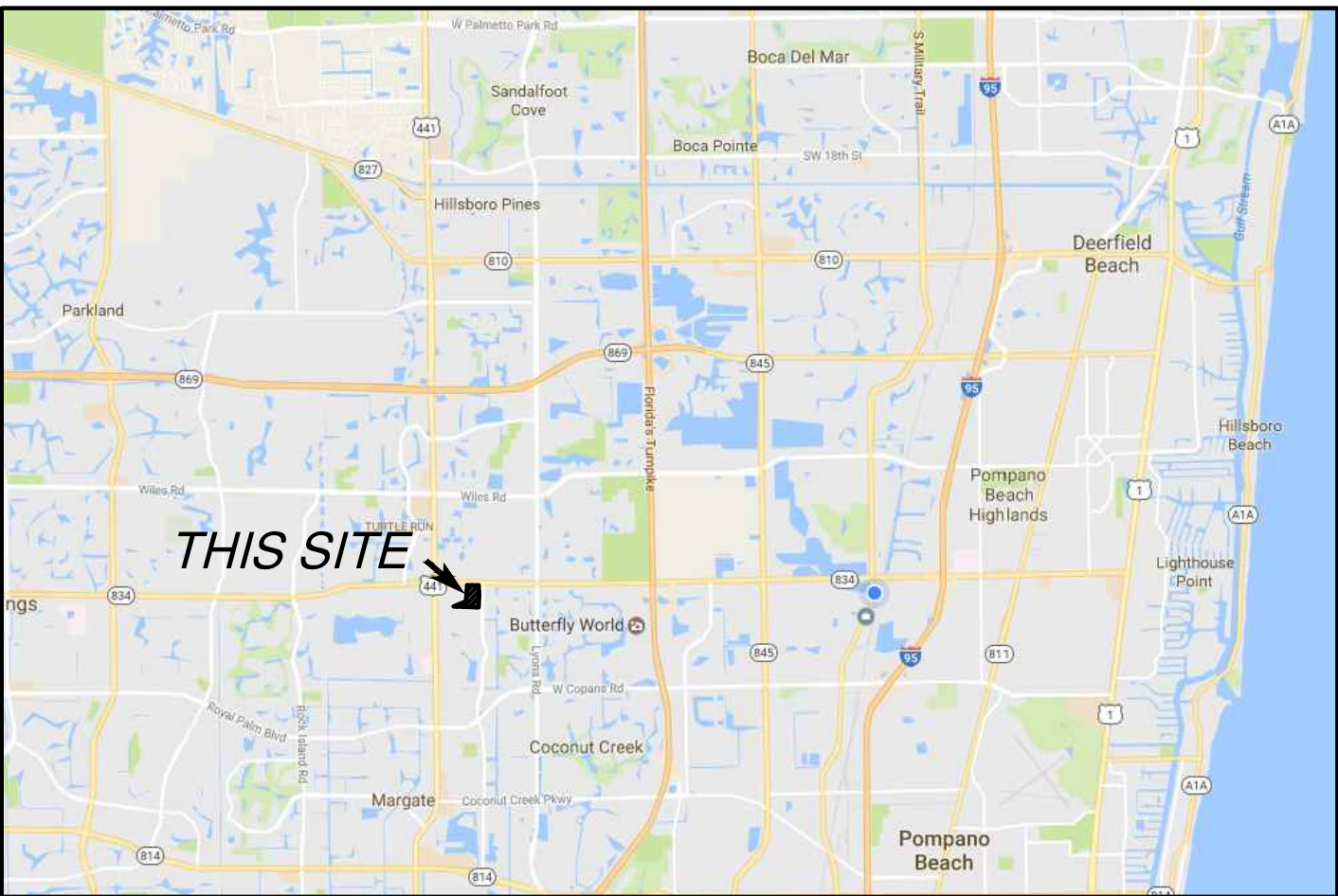
GENERAL NOTES:

1. THE LOCATION OF ALL EXISTING UTILITIES ON THE PLAN IS APPROXIMATE. THE CONTRACTOR SHALL LOCATE AND EXPOSE ALL EXISTING UTILITIES TO BE CONNECTED SUFFICIENTLY AHEAD OF CONSTRUCTION TO ALLOW REDESIGN BY THE ENGINEER IF SUCH UTILITIES ARE FOUND TO BE DIFFERENT THAN SHOWN ON THESE PLANS.
2. THE CONTRACTOR SHALL PROTECT ALL UTILITIES AND OTHER IMPROVEMENTS SHOWN ON THESE PLANS AND OTHER UTILITIES AND OTHER IMPROVEMENTS NOT SHOWN. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR REPAIRS OF UTILITIES AND OTHER IMPROVEMENTS DAMAGED DURING CONSTRUCTION, AND SHALL MAINTAIN SUFFICIENT PROTECTION TO ALL UTILITIES REQUIRED TO PROTECT THEM FROM DAMAGE AND TO PROTECT THE PUBLIC DURING CONSTRUCTION.
3. CONTRACTOR SHALL CONTACT THE CITY OF MARGATE ENGINEERING DEPARTMENT 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
4. CONTRACTOR SHALL NOTIFY SHAH, DROTOS & ASSOCIATES AT (954) 943-9433 AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION.
5. THE CONTRACTOR SHALL NOTIFY FLORIDA POWER & LIGHT CO., SOUTHERN BELL TELEPHONE CO., THE LOCAL WATER AND SEWER UTILITY COMPANIES AND ANY OTHER UTILITY COMPANY WHICH MAY HAVE THEIR UTILITIES WITHIN THE CONSTRUCTION AREAS BEFORE BEGINNING CONSTRUCTION.
6. A PRE-CONSTRUCTION MEETING IS TO BE HELD BETWEEN THE CITY OF MARGATE, FLORIDA DEPARTMENT OF TRANSPORTATION (IF APPLICABLE), ENGINEER OF RECORD AND CONTRACTOR PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. THE CONTRACTOR MUST NOTIFY THE CITY OF MARGATE UTILITIES DEPARTMENT AND F.D.O.T. 48 HOURS PRIOR TO TYING INTO ANY EXISTING STRUCTURES AND HAVE AN INSPECTOR PRESENT.
8. PLANS AND SPECIFICATIONS REQUIRE THAT COMPACTED BACKFILL BE PLACED ALONG SIDE OF AND OVER ALL UTILITIES. THE ENGINEER MAY REQUIRE THAT COMPACTION TESTS BE TAKEN TO VERIFY BACKFILL COMPACTION. THE COSTS OF SUCH COMPACTION TESTS WILL BE BORNE BY THE CONTRACTOR.
9. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
10. THE SEQUENCE OF CONSTRUCTION SHALL BE SUCH THAT ALL UNDERGROUND INSTALLATIONS OF EVERY KIND (INCLUDING SPRINKLERS) SHALL BE PLACED BENEATH THE PAVEMENT AND ITS EDGE PRIOR TO THE CONSTRUCTION OF PAVEMENT. THE PAVEMENT SHALL NOT BE CUT WITHOUT PRIOR APPROVAL OF THE ENGINEER.
11. ALL MATERIALS AND CONSTRUCTION WITHIN THE D.O.T. R/W SHALL CONFORM TO THE D.O.T. "DESIGN STANDARDS" (LATEST EDITION) AND "STANDARDS SPECIFICATIONS" (LATEST EDITION)
12. ALL LABOR, MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE MINIMUM ENGINEERING AND CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF MARGATE UTILITIES DEPARTMENT AND THE PLANS AND CONSTRUCTION SPECIFICATIONS. WHERE CONFLICTS OR OMISSIONS EXIST, THE CITY OF MARGATE UTILITIES DEPARTMENT STANDARDS SHALL DICTATE. SUBSTITUTIONS AND DEVIATIONS FROM PLANS AND SPECIFICATIONS SHALL BE PERMITTED ONLY WHEN WRITTEN APPROVAL HAS BEEN ISSUED BY THE ENGINEER.
13. CONSTRUCTION INSPECTION WILL BE PERFORMED BY THE ENGINEER AND IS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AT LEAST 48 HOURS BEFORE BEGINNING CONSTRUCTION, AND AT LEAST 48 HOURS BEFORE REQUIRING INSPECTION OF EACH AND EVERY PHASE OF WORK.
14. CONSTRUCTION SURVEYING WILL BE PERFORMED BY THE ENGINEER OR SURVEYORS DESIGNATED BY THE OWNER. THE CONTRACTOR SHALL CONTACT THE SURVEYOR NOT LESS THAN 48 HOURS BEFORE THE SURVEYORS ARE NEEDED ON-SITE TO STAKE OUT ANY PHASE OF WORK. THE CONTRACTOR SHALL ASSUME THE RESPONSIBILITY OF PROTECTING ALL SURVEY STAKES AND MONUMENTS. REPLACEMENT COSTS OF ALL RESTAKES SHALL BE BORNE BY THE CONTRACTOR.
15. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF APPROVED CONSTRUCTION PLANS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION.
16. SHOP DRAWINGS OF ALL MATERIALS BEING USED SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. THE DRAWINGS WILL THEN BE FORWARDED TO, THE CITY OF MARGATE UTILITIES DEPARTMENT AND ENGINEERING DEPARTMENT.
17. THE CONTRACTOR MUST CALL BROWARD COUNTY TRAFFIC ENGINEERING DEPARTMENT AT 954-484-9600 AT LEAST 48 HOURS BEFORE ANY EXCAVATION WITHIN THE D.O.T. R/W TO DETERMINE THE LOCATION OF THE EXISTING TRAFFIC SIGNAL INTERCONNECT CABLE.
18. AT THE END OF EACH WORK PERIOD, ANY DROP-OFF IN THE AREA ADJACENT TO THE TRAVEL WAY OF THE STATE ROAD SHALL BE BACKFILLED IN ACCORDANCE WITH STANDARD INDEX 600 OR SHALL BE OTHERWISE PROTECTED WITH TEMPORARY BARRIER WALL AT THE CONTRACTOR EXPENSE.
19. THE CONSULTANT'S ENGINEER RESPONSIBLE FOR CONSTRUCTION INSPECTION SHALL INSURE THAT THE MAINTENANCE OF TRAFFIC FOR THE PROJECT CONFORMS WITH STANDARD INDEX SERIES 600, APPLICABLE INDEX WORK BEING PERFORMED.
20. ALL MOT SIGNS SHALL BE POST MOUNTED AND LANE CLOSURE SIGNS SHALL BE COVERED WHEN LANES ARE NOT CLOSED. NO LANES CLOSURES ARE ALLOWED BETWEEN 7:00 AM AND 9:00 AM OR BETWEEN 4:00 PM AND 6:00 PM., PEAK TRAFFIC HOURS.

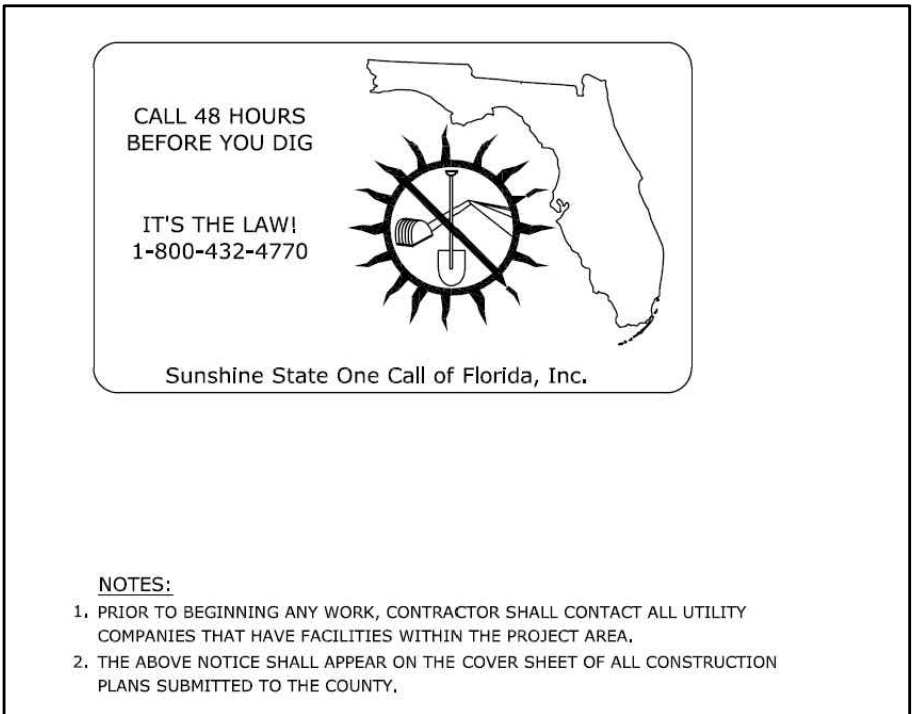
INDEX OF SHEETS

CIVIL

- CE1 COVERSHEET
CE2 SITE AND PAVING PLAN
CE3 GRADING AND DRAINAGE PLAN
CE4 WATER AND SEWER PLAN



LOCATION MAP
N.T.S.



SDA SHAH
DROTOS
& ASSOCIATES

ENGINEERING • SURVEYING • PLANNING

3410 NORTH ANDREWS AVENUE EXT., POMPAÑO BEACH, FL 33064
PH: 954-943-9433 • FAX: 954-783-4754

1071A.01

FOR THE FIRM, BY:

BHARAT SHAH P.E.
CIVIL ENGINEER
FLA. P.E. No. 19702



SECRET

CURRENT USE OF PROPERTY: COMMERCIAL – AUTOMOBILE DEALERSHIP
LAND USE: COMMERCIAL
ZONING: B-2A (REGIONAL BUSINESS DISTRICT)

TOTAL SITE AREA:	17.79 AC.	774,920 SQ.FT.	100.00%
BUILDING FLOOR AREA:	2.36 AC.	103,006 SQ.FT.	13.29%
PAVED AREA:	12.33 AC.	537,000 SQ.FT.	69.30%
GREEN AREA:	3.10 AC.	134,914 SQ.FT.	17.41%
TOTAL IMPERVIOUS AREA:	14.69 AC.	640,006 SQ.FT.	82.59%
TOTAL PERVIOUS AREA:	3.10 AC.	134,914 SQ.FT.	17.41%

PROPOSED SITE DATA:

TOTAL SITE AREA:	17.79 AC.	774,920 SQ.FT.	100.00%
BUILDING FLOOR AREA:	3.32 AC	144,573 SQ.FT.	18.66%
PAVED AREA:	10.92 AC.	475,532 SQ.FT.	61.36%
GREEN AREA:	3.55 AC.	154,815 SQ.FT.	19.98%
TOTAL IMPERVIOUS AREA:	14.24 AC.	620,105 SQ.FT.	80.02%
TOTAL PERVIOUS AREA:	3.55 AC.	154,815 SQ.FT.	19.98%

FLOOR AREA RATIO PROVIDED: $3.32 / 17.79 = 1/5.36 = 0.187$

REQUIRED PARKING

TOTAL REQUIRED EMPLOYEE/CUSTOMER PARKING (INCLUDING HANDICAP) = 250 SPACES
TOTAL REQUIRED HANDICAP PARKING SPACES = 7 SPACES

EMPLOYEE/CUSTOM EXISTING PARKING (INCLUDING HANDICAP) = 293 SPACES
EXISTING HANDICAP PARKING SPACES = 8 SPACES
DISPLAY PARKING SPACES = 844 SPACES
TOTAL EMPLOYEE/CUSTOMER AND DISPLAY PARKING SPACES = 1137 SPACES

EXISTING EMPLOYEE/CUSTOMER PARKING TO REMAIN (INCLUDING HANDICAP) = 278 SPACES
EXISTING HANDICAP PARKING SPACES TO REMAIN = 5 SPACES
PROPOSED EMPLOYEE/CUSTOMER PARKING SPACES (INCLUDING HANDICAP) = 12
PROPOSED HANDICAP PARKING SPACES = 2

EXISTING DISPLAY PARKING SPACES TO REMAIN = 525
PROPOSED DISPLAY PARKING SPACES = 149

TOTAL DISPLAY PARKING SPACES = 674

PROPOSED GARAGE STORAGE SPACES - GROUND FLOOR = 76
PROPOSED GARAGE STORAGE SPACES - LEVELS 2-6 = 710
PROPOSED GARAGE STORAGE SPACES - LEVEL 7 = 144
TOTAL GARAGE STORAGE SPACES = 930

TOTAL PROPOSED PARKING (INCLUDING HANDICAP) = 1894

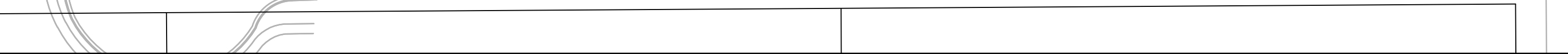
EXISTING SQ FT:	103,006 SQ FT
2 ADDITIONAL FLOORS IN EXISTING SERVICE CENTER:	62,400 SQ FT
TOTAL EXISTING BUILDING AREA:	165,406 SQ FT

APPROVED TOTAL BUILDING AREA BY PLAT NOTE: 195,700 SQ FT

PROPOSED BUILDING AREA:	149,102 SQ FT
2 ADDITIONAL FLOORS IN EXISTING SERVICE CENTER:	62,400 SQ FT
6 ADDITIONAL FLOORS IN NEW STORAGE PARKING GARAGE:	295,493 SQ FT
TOTAL PROPOSED BUILDING AREA:	506,595 SQ FT

PARCELS A, B AND C, WESTWOOD PLAC, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 140, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SUBJECT TO ALL EASEMENTS RESERVATIONS AND RIGHT OF WAYS OF RECORD

SAID LANDS BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA,
CONTAINING 18.74 ACRES (816,150 SQUARE FEET) MORE OR LESS.



ENGINEERING
SURVEYING
PLANNING

SURVEYING LIC. NO. LB-6456
► Pompano Beach, Fl. 33064
FAX: 954-783-4754

SDA SHAH
DROTOS
& ASSOCIATES
ENGINEERING AUTH. NO. 5634 S
3410 N. Andrews Avenue Ext. 4
PH: 954-943-9433 • I

DRAWN BY: MJG

CHECKED BY: BRS

DESIGNED BY: BRS

APPROVED BY: S.D.A.

SCALE: 1"=50'

**JM LEXUS - PARKING GARAGE,
BODYSHOP, CAR WASH IMPROVEMENTS**
MARGATE, BROWARD COUNTY, FLORIDA

SITE AND PAVING PLAN

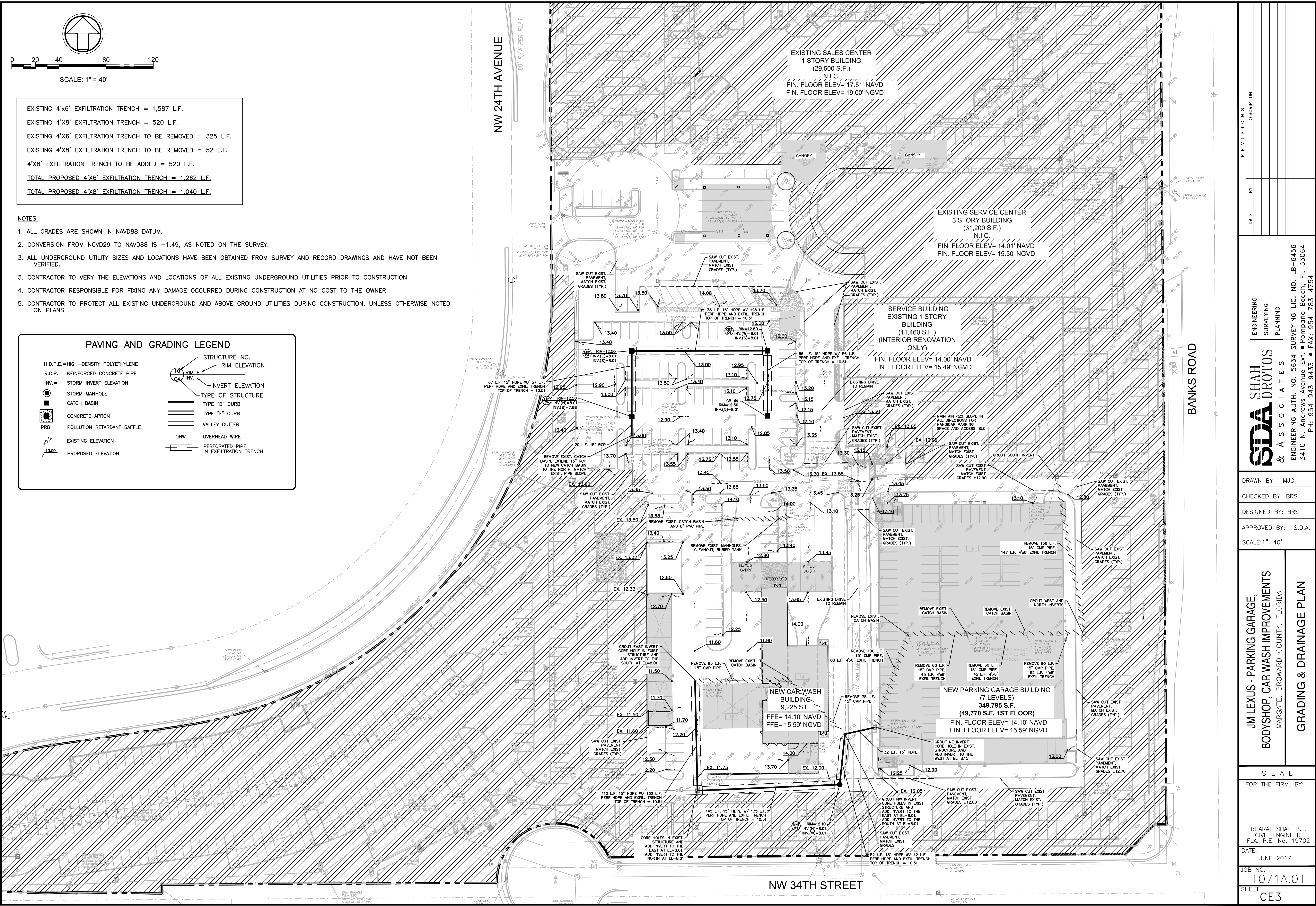
SEAL
FOR THE FIRM, BY:

BHARAT SHAH P.E.
CIVIL ENGINEER
FLA. P.E. No. 19702

DATE: JUNE 2017

JOB NO.
1071A.01

CE2



EXISTING 4'x6' EXFILTRATION TRENCH = 1,587 L.F.
EXISTING 4'x8' EXFILTRATION TRENCH = 520 L.F.
EXISTING 4'x6' EXFILTRATION TRENCH TO BE REMOVED = 325 L.F.
EXISTING 4'x8' EXFILTRATION TRENCH TO BE REMOVED = 52 L.F.
4'x8' EXFILTRATION TRENCH TO BE ADDED = 520 L.F.
TOTAL PROPOSED 4'x6' EXFILTRATION TRENCH = 1,262 L.F.
TOTAL PROPOSED 4'x8' EXFILTRATION TRENCH = 1,040 L.F.

- NOTES:
1. ALL GRADES ARE SHOWN IN NAVD88 DATUM.
 2. CONVERSION FROM NGVD29 TO NAVD88 IS -1.49, AS NOTED ON THE SURVEY.
 3. ALL UNDERGROUND UTILITY SIZES AND LOCATIONS HAVE BEEN OBTAINED FROM SURVEY AND RECORD DRAWINGS AND HAVE NOT BEEN VERIFIED.
 3. CONTRACTOR TO VERY THE ELEVATIONS AND LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
 4. CONTRACTOR RESPONSIBLE FOR FIXING ANY DAMAGE OCCURRED DURING CONSTRUCTION AT NO COST TO THE OWNER.
 5. CONTRACTOR TO PROTECT ALL EXISTING UNDERGROUND AND ABOVE GROUND UTILITIES DURING CONSTRUCTION, UNLESS OTHERWISE NOTED ON PLANS.

PAVING AND GRADING LEGEND

- H.D.P.E.=HIGH-DENSITY POLYETHYLENE
R.C.P.= REINFORCED CONCRETE PIPE
INV.= STORM INVERT ELEVATION
STORM MANHOLE
CATCH BASIN
CONCRETE APRON
PRB POLLUTION RETARDANT BAFFLE
EXISTING ELEVATION
PROPOSED ELEVATION
- STRUCTURE NO.
RIM ELEVATION
INVERT ELEVATION
TYPE OF STRUCTURE
TYPE "D" CURB
TYPE "F" CURB
VALLEY GUTTER
OHW OVERHEAD WIRE
PERFORATED PIPE IN EXFILTRATION TRENCH

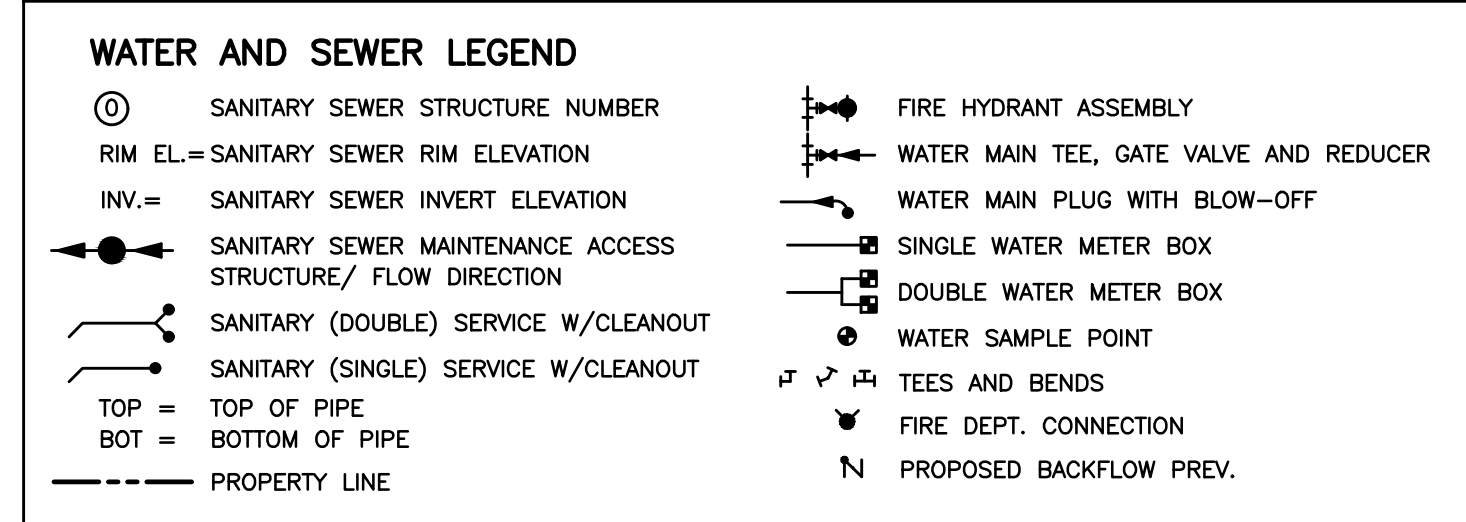
REVISIONS	
DATE	DESCRIPTION

ENGINEERING SURVEYING PLANNING
SHAH DROTOS & ASSOCIATES
ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456
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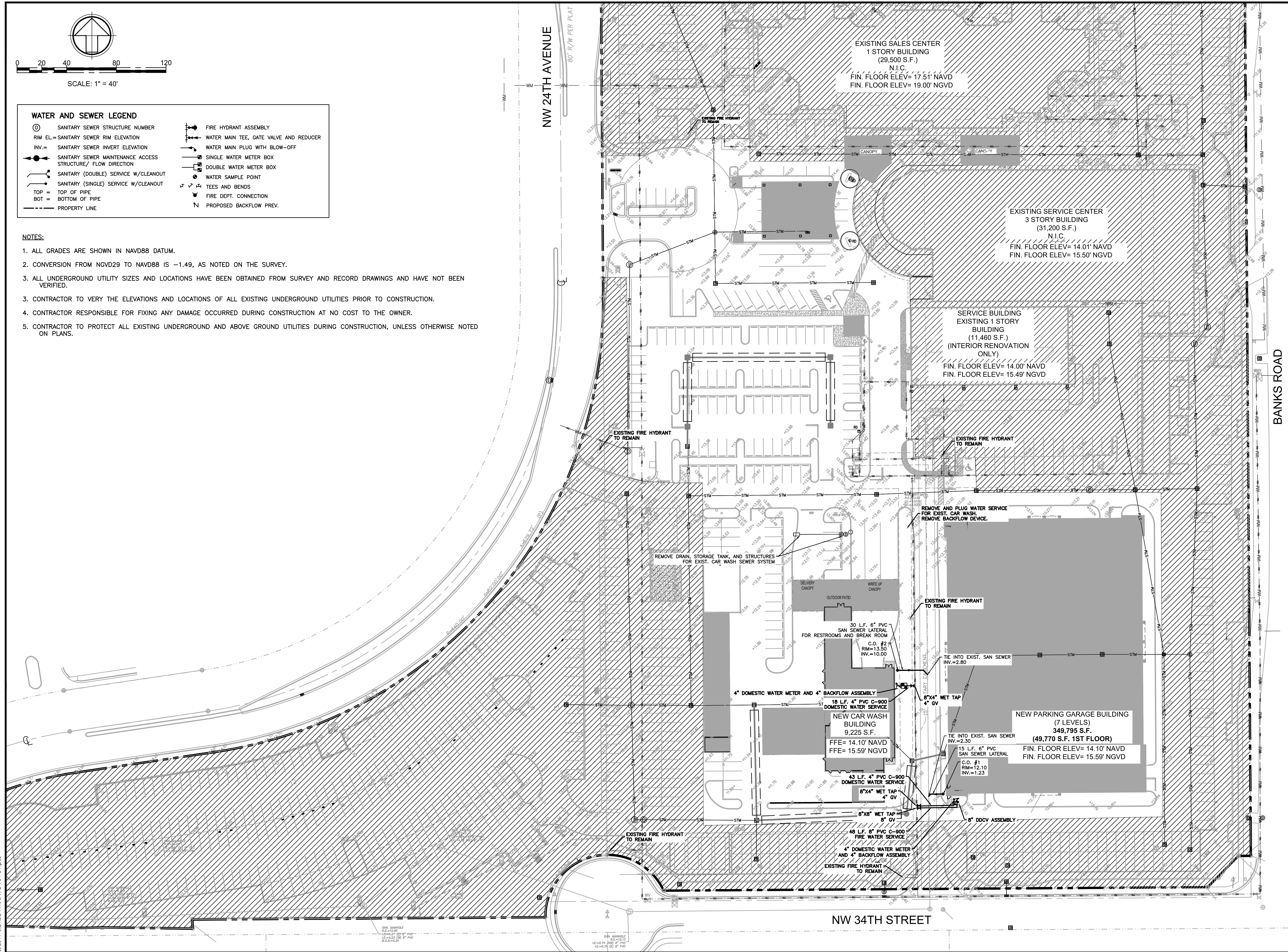
DRAWN BY: MJG
CHECKED BY: BRS
DESIGNED BY: BRS
APPROVED BY: S.D.A.
SCALE: 1"=40'

JW LEXUS - PARKING GARAGE,
BODYSHOP, CAR WASH IMPROVEMENTS
MARGATE, BROWARD COUNTY, FLORIDA
GRADING & DRAINAGE PLAN

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SHEET CE3



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[illegible]

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SCALE: 1"=40'

**JM LEXUS - PARKING GARAGE,
WASH/WAX, CAR WASH IMPROVEMENTS
MARGATE, BROWARD COUNTY, FLORIDA**

FOR THE FIRM, BY:

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SHEET
CE4