

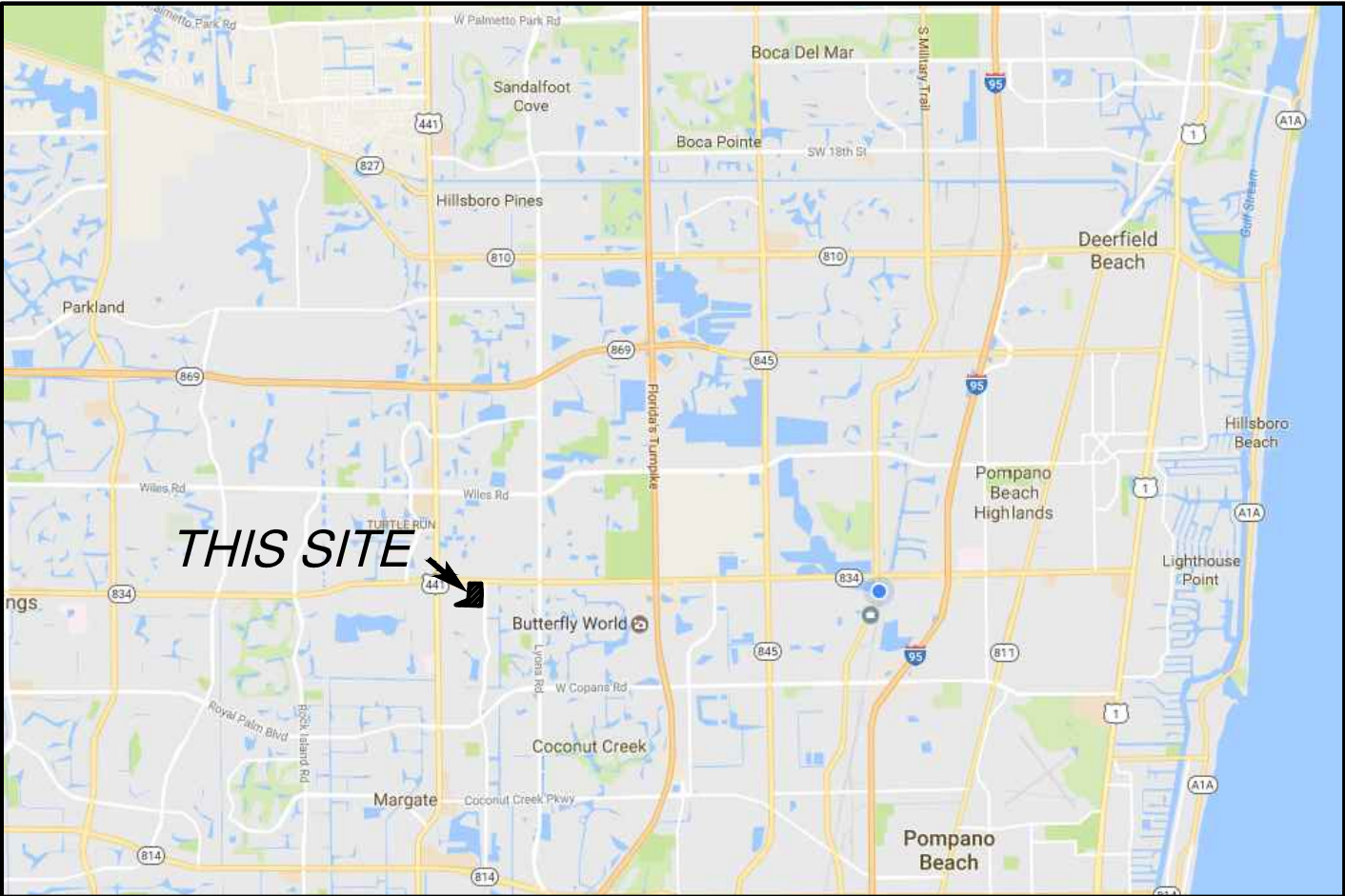
# JM LEXUS

# PARKING GARAGE AND CAR WASH

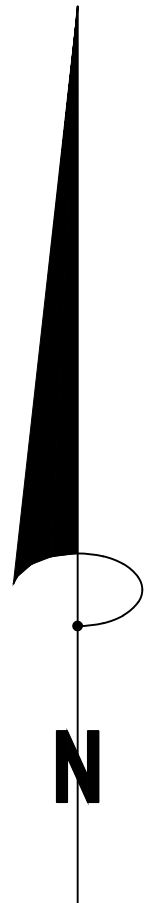
## MARGATE, BROWARD COUNTY, FLORIDA

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.



LOCATION MAP  
N.T.S.



INDEX OF SHEETS

CIVIL

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

CALL 48 HOURS  
BEFORE YOU DIG

IT'S THE LAW!  
1-800-432-4770

Sunshine State One Call of Florida, Inc.

NOTES:

1. PRIOR TO BEGINNING ANY WORK, CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES THAT HAVE FACILITIES WITHIN THE PROJECT AREA.

2. THE ABOVE NOTICE SHALL APPEAR ON THE COVER SHEET OF ALL CONSTRUCTION PLANS SUBMITTED TO THE COUNTY.

**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




GROSS SITE DATA:


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

FLOOR AREA RATIO PROVIDED:  $2.36 / 17.79 = 1/7.54 = 0.133$

FLOOR AREA RATIO PROVIDED:  $3.42 / 17.79 = 1/5.20 = 0.192$

**LEGEND**

 PROPOSED CUSTOMER/EMPLOYEE PARKING

 PROPOSED DISPLAY PARKING

TOTAL PROPOSED PARKING (INCLUDING HANDICAP) = 1886 }

**LOADING ZONES**

REQUIRED = 4  
EXISTING = 0  
PROPOSED = 4



TOTAL PROPOSED BUILDING AREA PARCELS "A", "B" & "C"	
EXISTING BUILDING AREA:	165,406 SQ FT
EXISTING BUILDING AREA TO BE REMOVED:	30,846 SQ FT
PROPOSED ADDITIONAL BUILDING AREA	46,861 SQ FT
<b>TOTAL PROPOSED BUILDING AREA:</b>	<b>181,421 SQ FT</b>
<b>TOTAL PROPOSED PARKING GARAGE AREA:</b>	<b>325,574 SQ FT</b>

**DESCRIPTION:**

PARCELS A, B AND C, WESTWOOD PLAZA, 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.

[illegible]

**SDA** SHAH  
DROTOS  
& ASSOCIATES

ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456  
3410 N. Andrews Avenue Exh. • Pompano Beach, FL 33064  
PH: 954-943-9433 • FAX: 954-783-4754

ENGINEERING  
SURVEYING  
PLANNING

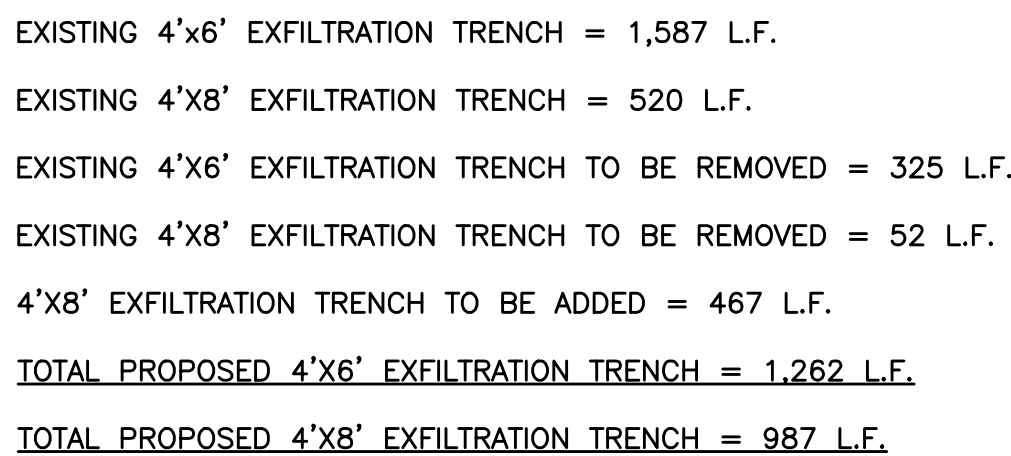
DRAWN BY: MJG
CHECKED BY: BRS
DESIGNED BY: BRS
APPROVED BY: S.D.A.
SCALE: 1"=50'

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

**SITE AND PAVING PLAN**

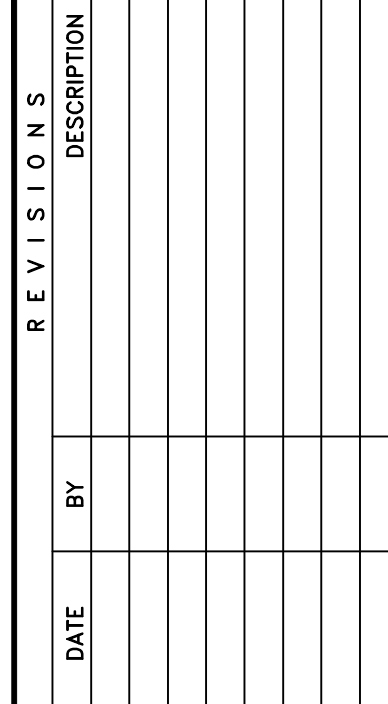
S E A L
FOR THE FIRM, BY:

BHARAT SHAH P.E. CIVIL ENGINEER FLA. P.E. No. 19702	
DATE:	JUNE 2017
JOB NO.	1071A.01
SHEET	CE2



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 VERIFY 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.

H.D.P.E.=HIGH-DENSITY POLYETHYLENE	STRUCTURE (R)	RIM ELEVATION
R.C.P.= REINFORCED CONCRETE PIPE	10" RIM EL. C4 INV.	INVERT ELEVATION
INV.= STORM INVERT ELEVATION		TYPE OF STRUCTURE
● STORM MANHOLE	=====	TYPE "d" CURB
■ CATCH BASIN	=====	TYPE "f" CURB
CONCRETE APRON	=====	VALLEY GUTTER
PRB POLLUTION RETARDANT BAFFLE	OHW	OVERHEAD WIRE
EXISTING ELEVATION	— —	PERFORATED PIPE IN EXFILTRATION TRENCH
PROPOSED ELEVATION		



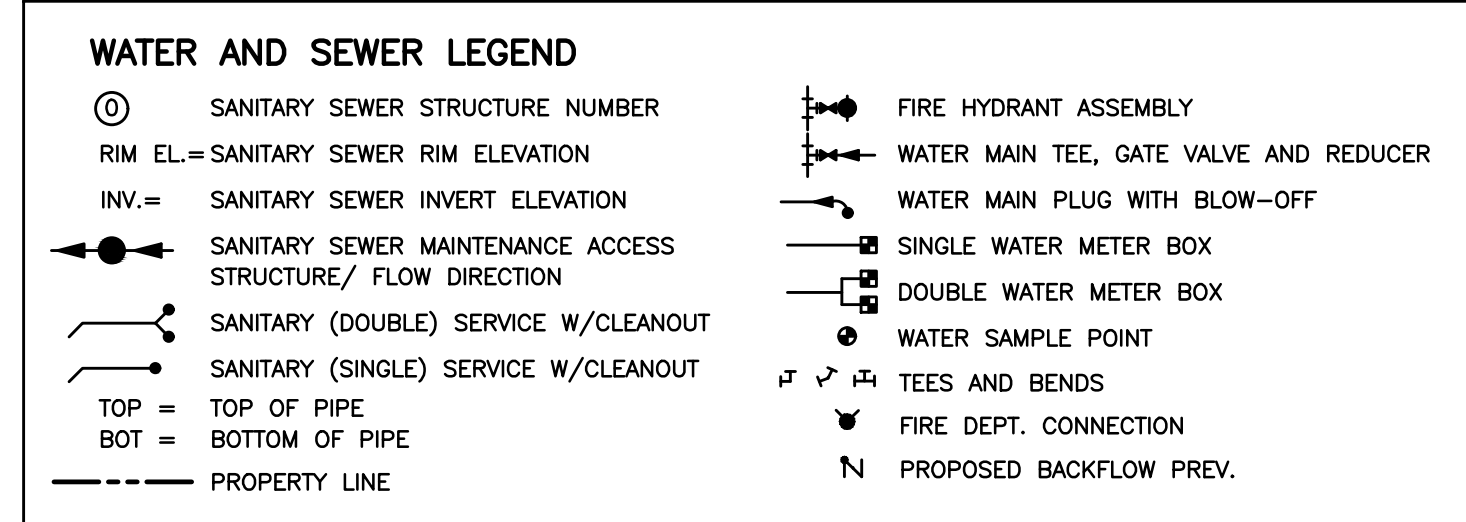
**SDA** SHAH DROTOS  
ENGINEERING SURVEYING PLANNING

DRAWN BY: MJG
CHECKED BY: BRS
DESIGNED BY: BRS
APPROVED BY: S.D.A
SCALE: 1"=40'

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

S E A L	
FOR THE FIRM, BY:	
BHARAT SHAH P.E. CIVIL ENGINEER FLA. P.E. No. 1971	
DATE:	JUNE 2017
JOB NO.	1071A.01
SHEET	CE3

X:\CadEng\1071A.01 JM LEXUS - PARKING GARAGE, BODY SHOP, CAR WASH\PGD\1071 PGD PLAN.dwg, 10/12/2017 3:14:46 PM DWG To PDF.pc3



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[illegible]

**SDA** **SHAH**  
**SDA** **DROTOS**  
**& ASSOCIATES**

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ENGINEERING  
SURVEYING  
PLANNING

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SCALE: 1"=40'

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

SEAL

FOR THE FIRM, BY:

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

DATE: JUNE 2017

JOB NO.  
1071A.01

SHEET  
CE4