

PROPOSED COLLISION CENTER ADDITION FOR LEXUS OF PEMBROKE PINES

16150 WEST PINES BOULEVARD
PEMBROKE PINES, FLORIDA, 33027

DEVELOPMENT REVIEW COMMITTEE SUBMITTAL: NOVEMBER 2019



VICINITY MAP SITE LOCATION SCALE: NTS

PROJECT DATA:

1. JURISDICTION:	CITY OF PEMBROKE PINES, FLORIDA
2. ZONING DESIGNATION:	B-3
3. ADDRESS:	16150 W. PINES BLVD
4. SITE AREA:	840,765 S.F. (19.3 ACRES)
5. BUILDING AREA (THIS SUBMITTAL):	8,943 S.F.
6. APPLICABLE CODE(S):	FLORIDA BUILDING CODE - 2017 (6th ED.) FLORIDA ACCESSIBILITY CODE - 2017 (6th ED.) FFPC - 2017 (6th EDITION)
7. TYPE OF CONSTRUCTION:	II-B
8. OCCUPANCY CLASSIFICATION:	S-1
9. BUILDING HEIGHT:	+22'-0" - 1 STORY + ROOF PARKING
10. FAR:	0.58

SITE DATA:

BUILDING COVERAGE:	209,515 SF (24.9%)
+ HARDSCAPE AREA:	375,779 SF (44.9%)
IMPERVIOUS AREA:	585,294 SF (69.8%)
+ PERVIOUS AREA:	256,023 SF (30.4%)
TOTAL SITE AREA:	841,317 SF (100.0%)

BUILDING AREAS:

FACILITY	SHOWROOMS	OFFICES	SUPPORT	MISC.	PARTS	SERVICE	INDOOR COVID PKG	ROOF PARKING	SPEED RAMP	TOTAL
SUBARU SALES	4,574 SF	2,329 SF	1,486 SF	1,741 SF	4,527 SF	-- SF	-- SF	-- SF	-- SF	14,657 SF
SUBARU SERVICE	-- SF	-- SF	-- SF	200 SF	-- SF	9,007 SF	-- SF	-- SF	-- SF	9,207 SF
COVID PARK TO SERVICE	-- SF	-- SF	117 SF	-- SF	-- SF	6,101 SF	-- SF	-- SF	-- SF	6,218 SF
LEXUS	6,769 SF	2,590 SF	2,759 SF	610 SF	7,223 SF	-- SF	-- SF	-- SF	-- SF	19,950 SF
LEXUS SERVICE	-- SF	-- SF	1,473 SF	-- SF	-- SF	17,022 SF	-- SF	-- SF	-- SF	18,495 SF
COLLISION CENTER	-- SF	2,132 SF	1,721 SF	1,969 SF	2,936 SF	27,589 SF	-- SF	-- SF	3,196 SF	99,982 SF
LEXUS I/C	3,553 SF	2,349 SF	1,456 SF	1,966 SF	-- SF	-- SF	-- SF	-- SF	-- SF	9,334 SF
LEXUS PARTS	-- SF	-- SF	-- SF	-- SF	3,369 SF	-- SF	-- SF	-- SF	-- SF	3,369 SF
LEXUS SERVICE AREA 2	-- SF	769 SF	-- SF	-- SF	-- SF	16,927 SF	-- SF	-- SF	-- SF	16,475 SF
COLLECTION	605 SF	-- SF	54 SF	-- SF	-- SF	10,628 SF	-- SF	-- SF	-- SF	11,287 SF
LEXUS WRITE-UP BOOTHS	-- SF	340 SF	-- SF	-- SF	-- SF	-- SF	-- SF	-- SF	-- SF	340 SF
LEXUS CPO	-- SF	1,651 SF	68 SF	-- SF	-- SF	-- SF	-- SF	-- SF	-- SF	1,719 SF
GARAGE 1st FLR	-- SF	-- SF	-- SF	-- SF	-- SF	50,717 SF	-- SF	-- SF	-- SF	50,717 SF
GARAGE 2nd FLR	-- SF	-- SF	-- SF	-- SF	-- SF	98,354 SF	-- SF	-- SF	-- SF	98,354 SF
GARAGE ROOF PARKING	-- SF	-- SF	-- SF	-- SF	-- SF	-- SF	-- SF	-- SF	-- SF	98,364 SF
LEXUS ROOFTOP STORAGE PKG	-- SF	-- SF	-- SF	-- SF	-- SF	31,524 SF	4,241 SF	-- SF	-- SF	35,765 SF
EXISTING TOTAL	15,511 SF	12,160 SF	9,133 SF	6,386 SF	18,055 SF	76,376 SF	10,628 SF	-- SF	-- SF	464,244 SF
COLLISION CENTER ADDITION	-- SF	-- SF	-- SF	-- SF	-- SF	8,943 SF	-- SF	8,943 SF	-- SF	17,886 SF
GRAND TOTAL	15,511 SF	12,160 SF	9,133 SF	6,386 SF	18,055 SF	85,319 SF	10,628 SF	-- SF	-- SF	482,130 SF

BUILDING LIMITATIONS:

ALLOWABLE HEIGHT: (TABLE 504.3)
MODERATE HAZARD STORAGE (S-1)
SPRINKLERED: 75'-0"
ACTUAL BUILDING HEIGHT: 22'-0" TOP OF PARAPET
27'-0" TOP OF STAIR TOWER

ALLOWABLE STORIES: (TABLE 504.4)
MODERATE HAZARD STORAGE (S-1)
SPRINKLERED: 3 STORIES
ACTUAL BUILDING STORIES: 1

ALLOWABLE AREA: (TABLE 508.2)
MODERATE HAZARD STORAGE (S-1)
SPRINKLERED: 70,000 SQUARE FEET
ACTUAL EXISTING AREA: 34,289 SQUARE FEET
ACTUAL NEW ADDITION AREA: 10,545 SQUARE FEET
TOTAL BUILDING AREA: 44,834 SQUARE FEET

SETBACKS:

	REQUIRED	PROVIDED
NORTH	30'-0"	257'-4"
SOUTH	100'-0"	102'-4"
EAST	10'-0"	101'-2"
WEST	100'-0"	351'-10"

FIRE DEPARTMENT ACCESS ROADS FOR FIRE DEPARTMENT USE ONLY SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20FT. NFPA 1-18.2.3.4.1.1

COPP ENGINEERING DEPARTMENT VERIFICATION IS REQUIRED. COPP 154.35

FIRE DEPT. ACCESS ROADSD FOR FIRE DEPT. USE ONLY SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20'. REFER TO NFPA 1-18.2.3.4.1.1

FIRE DEPARTMENT ROADS SHALL BE A MINIMUM CENTERLINE TURNING RADIUS OF 50'. MIN.

PARKING CALCULATIONS:

SHOWROOMS	15,511 SF @ 1.5/1,000 = 24
OFFICES	12,160 SF @ 3.5/1,000 = 43
CAR DETAIL/ PREP	8 BAYS @ 2 PER BAY = 16
PARTS STORAGE	18,055 @ 1/1,000 = 18
REPAIR SHOPS	86,851 SF @ 1.5/1,000 = 130
TOTAL PARKING REQUIRED	231
CUSTOMER PARKING PROVIDED	115
EMPLOYEE PARKING PROVIDED	115
DISABLED PARKING PROVIDED	5
TOTAL PARKING PROVIDED(GROUND LEVEL)	231
(226 REGULAR AND 5 RECD HANDICAPPED SPACES)	

*ADDITIONAL EMPLOYEE PARKING AVAILABLE ON ROOF OF COLLISION CENTER AND TOP FLOOR OF PARKING GARAGE

PROJECT DATA BUILDING LIMITATION ANALYSIS

OWNER COUNTYLINE AUTO CENTER, INC. LEXUS OF PEMBROKE PINES 16150 W. PINES BLVD. PEMBROKE PINES, FL 33027	ARCHITECT STILES ARCHITECTURAL GROUP 301 E. LAS OLAS BLVD. FT. LAUDERDALE, FL 33301 (954) 627-9180	MEP ENGINEERS KAMM CONSULTING 1407 W. NEWPORT CENTER DR. DEERFIELD BEACH, FL 33442 (954) 949-2200	LANDSCAPE ARCHITECTS ARCHITECTURAL ALLIANCE 612 SW 4TH AVE. DEERFIELD DALE, FL 33315 (954) 764-8858	CIVIL ENGINEER SUN-TECH ENGINEERING, INC. 4577 NOB HILL ROAD SUITE 102 SUNRISE, FL 33351 (954) 777 - 3123
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CONSULTANTS SCOPE OF WORK

PARCEL "C" OF "PEMBROKE SHORES" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 157 AT PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS AND EXCEPT THE FOLLOWING DESCRIBED PORTIONS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 17, TOWNSHIP 51 SOUTH, RANGE 40 EAST. THENCE SOUTH 89°39'58" WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 17, A DISTANCE OF 1137.77 FEET. THENCE SOUTH 00°20'02" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. SAID POINT LYING ON THE NORTH LINE OF SAID PARCEL "C". THENCE CONTINUE SOUTH 00°20'02" EAST, A DISTANCE OF 228.00 FEET. THENCE SOUTH 89°29'58" WEST, ALONG A LINE 328.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST ONE-QUARTER. A DISTANCE OF 175.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH THE RADIUS BEARS SOUTH 55°18'32" WEST. THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 175.00 FEET AND A CENTRAL ANGLE OF 10°38'34". A DISTANCE OF 32.51 FEET TO THE POINT OF TANGENCY. THENCE NORTH 45°20'02" WEST, A DISTANCE OF 116.04 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT. THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 45°09'00". A DISTANCE OF 51.05 FEET TO THE POINT OF TANGENCY. THENCE NORTH 00°20'02" WEST, A DISTANCE OF 75 FEET. THENCE NORTH 89°39'58" EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF PINES BOULEVARD, AS DESCRIBED IN DEED BOOK 181 AT PAGE 33 AND DEED BOOK 728 AT PAGE 283 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING THE NORTH LINE OF SAID PARCEL "C", A DISTANCE OF 296.82 TO THE POINT OF BEGINNING.

AND

A PORTION OF PARCEL "C", "PEMBROKE SHORES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 157, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERMOST NORTHEAST CORNER OF SAID PARCEL "C". THENCE SOUTH 89°39'58" WEST, ALONG THE NORTHERLY LINE OF SAID PARCEL "C", A DISTANCE OF 204.87 FEET. THEN SOUTH 00°20'02" EAST, A DISTANCE OF 245 FEET TO THE EASTERLY LINE OF SAID PARCEL "C", THENCE NORTH 01°46'00" WEST, A DISTANCE OF 205.95 FEET. THENCE NORTH 46°03'01" WEST, A DISTANCE OF 48.87 FEET TO THE POINT OF BEGINNING.

(BEARINGS BASED ON THE NORTH LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 17 AS SHOWN ON THE CRAVEN-THOMPSON AND ASSOC. RESURVEY, AS RECORDED IN MISCELLANEOUS PLAT BOOK 6 AT PAGE 4 OF SAID PUBLIC RECORDS, HAVING A BEARING OF SOUTH 89°39'58" WEST.)

SAID LANDS SITUATE IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA AND CONTAIN 19.314 ACRES. MORE OR LESS.

ABBREVIATIONS AND SYMBOLS

ABV ABOVE	DR DOOR	HM HOLLOW METAL	PARTN PARTITION
ACOUS ACOUSTICAL	DTL DETAIL	HOR HORIZONTAL	PFR PREFORMED FILLER
AD AREA DRAIN	DWG DRAWING (S)	H.P. HIGH POINT	PL PLATE
ADJ ADJACENT/ADJUSTABLE	DWGS DRAWINGS	H.V.A.C HEATING, VENTILATING AND AIR CONDITIONING	PLB PLUMBING
AF ABOVE FINISHED FLOOR	DW DRYWALL	ID INSIDE DIAMETER	PLAS PLASTER PLASTIC
AGGR AGGREGATE	EA EACH	IN INCH	PROJ PROJECT
ALUM ALUMINUM	EJ EXPANSION JOINT	INSUL INSULATION	PLYWO PLYWOOD
ANCH ANCHOR	ELECT ELECTRICAL	INT INTERIOR	PT POINT
ANOD ANODIZED	ELEV.ELEV. ELEVATION	JC JANITOR'S CLOSET	PT POINT
APPROX APPROXIMATE (L.V.)	EQ. EQUAL	JT JOIST	P.T. PRESSURE TREATED
ARCH ARCHITECT (ORAL)	EQUIP EQUIPMENT	JT JOINT	QUARRY TILE
AS ACCIDENTAL SEALANT	EXP EXPOSED	KIT KITCHEN	REF REFRIGERATOR
ASPH ASPHALT	EXPN EXPANSION	KO KNOCK-OUT	REIN REINFORCED
AT AT	EXIST(5) EXISTING	LAM LAMINATE	RES RESILIENT
AT BOTTOM OF	FE FIRE EXTINGUISHER	L.P. LOW POINT	ROUGH OPENING
BD BOARD	FEC FIRE EXTINGUISHER CABINET	LT LIGHT	SAN SANITARY
BITUM BITUMINOUS	FD FLOOR DRAIN	LVR LOUVER	SHT SHEET
BLDG BUILDING	FF FINISHED FLOOR	MACH MACHINE	SHTG SHEATHING
BM BEAM	FHC FIRE HOSE CABINET	MAX MAXIMUM	SM SHEAR
BRK BRICK	FIN FINISHED	MECH MECHANICAL	SPEC SPECIFICATION
CAB CABINET	FL FLOOR	MGFR. MANUFACTURER	S.S. STAINLESS STEEL
CJ CONTROL JOINT	FLASH FLASHING	MID MIDDLE	STD STANDARD
CLG CEILING	FLR FLOOR	MISC MISCELLANEOUS	T.O.C. TOP OF CONCRETE
C CLR CENTERLINE	FT FOOT, FEET	M.O MASONRY OPENING	T & G TONGUE AND GROOVE
CLR OPNG CLEAR OPENING	FURR. FURRING	M.R. MOISTURE RESISTANT	TEMP TEMPERED
CMU CONCRETE MASONRY UNIT	GA GAUGE	MID MOTIVATED	TERR TERRAZZO
CP CEMENT PLASTER	GALV GALVANIZED	MIL METAL	TJ TOP OF JOIST
COL COLUMN	GC GENERAL CONTRACTOR	MULL MULLION	TOW TOP OF WALL
CONC CONCRETE	GL GLASS	N.O. NOT IN CONTRACT	TYO TYPICAL
CONST CONSTRUCTION	G.W.B. GYPSUM WALL BOARD	NO NUMBER	UNLESS OTHERWISE NOTED
CONT CONTINUOUS	GYP BD GYPSUM BOARD	NOM NOMINAL	W WITH
CONTR CONTRACTOR	HANDIC HANDICAPPED	N.T.S. NOT TO SCALE	WD WOOD
CPT CARPET	HB HOSE BIB	OC ON CENTER	WDW WINDOW
CT CERAMIC TILE	HC HOLLOW CORE	OD OUTSIDE DIAMETER	WH WATER HEATER
DIAM DIAMETER	HD HAND	OPNG OPENING	W/O WITHOUT
DIM DIMENSION	HDW HARDWARE	OPP OPPOSITE	WVCT WANSICOT
D.OS. DOOR OPENING SIZE	HDWD HARDWOOD		
DP DAMP PROOFING	HGT HT HEIGHT		

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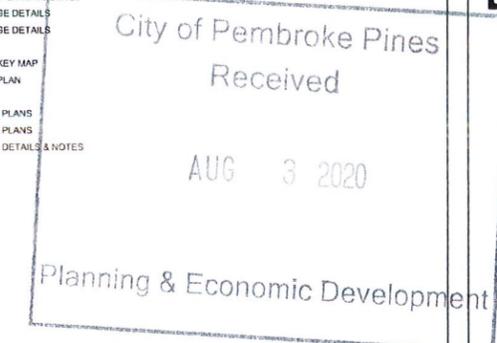
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REVISIONS:

1	4/29/2020	SITE PLAN COMMENTS
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3	7/9/2020	SITE PLAN COMMENTS

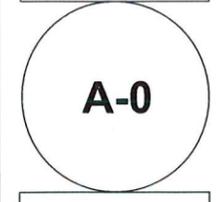


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COLLISION CENTER ADDITION
LEXUS OF PEMBROKE PINES
16150 WEST PINES BOULEVARD
PEMBROKE PINES, FLORIDA, 33027

COVER SHEET



PROJECT NO: 71051
DRAWN BY: J.J.
CHECKED BY: K.C.
DATE: 08/09/19

LEGAL DESCRIPTION

DEMOLITION NOTES

1. ALL SUBCONTRACTORS SHALL COMPLY WITH ALL LOCAL, JURISDICTIONAL REQUIREMENTS FOR WORKING HOURS AND NOISE ORDINANCE.
2. SUBCONTRACTOR SHALL ADHERE TO ALL OSHA RULES AND REGULATIONS AND SHALL PROVIDE ITS EMPLOYEES WITH ALL SAFETY PROVISIONS SUCH AS SAFETY EQUIPMENT, FIRST AID KITS, DRINKING WATER AND/OR CE NEEDS TO PERFORM THIS SCOPE OF WORK IN A SAFE MANNER. SUBCONTRACTOR SHALL ALSO PROVIDE A PROJECT SPECIFIC SAFETY PLAN FOR THE PROJECT THAT ADDRESSES THE ISSUES ASSOCIATED WITH THE CONSTRUCTION OF THE STRUCTURE INCLUDING MEANS, METHODS & PROVISIONS TO MEET THE REQUIREMENTS.
3. SUBCONTRACTOR SHALL PERFORM DAILY CLEANUP AND REMOVAL OF ALL DEBRIS GENERATED BY THIS SCOPE OF WORK. DEMOLITION SUBCONTRACTOR TO PROVIDE DUMPSTERS FOR CONSTRUCTION AND TRASH REMOVAL FROM SITE ONLY FOR OWN WORK. INCLUDE CLEANING AND SWEEPING OF EXISTING ROADWAYS AND WALKWAYS ADJACENT TO THE SITE DAILY IF NEEDED TO CLEAN UP AFTER OWN EQUIPMENT AND OPERATIONS.
4. ALL MATERIALS AND DEBRIS ARE TO BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER ACCORDING TO ALL MUNICIPAL TIES AND GOVERNMENTAL AGENCIES HAVING JURISDICTION.
5. ITEMS TO BE PROTECTED WILL BE REMOVED BY OWNER PRIOR TO START OF DEMOLITION. ALL DEBRIS, FURNITURE, BOXES, PAPER, TRASH, OR OTHER MATERIALS LEFT IN EXISTING BUILDINGS SHALL BE REMOVED AND DISPOSED.
6. PRIOR TO COMMENCEMENT OF ANY WORK, THE SUBCONTRACTOR SHALL WORK WITH THE OWNER, PROPERTY MANAGER, AND CONTACT ALL COMPANIES PROVIDING UTILITY SERVICES TO THE SITE TO ARRANGE FOR SAFE DISCONNECTION. THIS SHALL INCLUDE WATER, SEWER, ELECTRICITY, TELEPHONE, AND GAS.
7. PRIOR TO DEMOLITION, ELECTRIC CONTRACTOR TO IDENTIFY AND LABEL ALL ITEMS TO REMAIN FOR FUTURE USE. THE FOLLOWING ELECTRIC ITEMS ARE SCHEDULED TO REMAIN: ALL ELECTRIC PANELS IN ELECTRICAL ROOM, FIRE ALARM PANEL. ELECTRICIAN SHALL MAINTAIN SECONDARY WIRE FEEDS FROM MAIN DISTRIBUTION TO ALL SUB PANELS.
8. PROPER DISPOSAL OF LIGHT BULBS AND BALLAST PER COUNTY CODE IS REQUIRED.
9. PROTECTION OF PERSONS AND PROPERTY SHALL BE PROVIDED THROUGH-OUT THE PROGRESS OF THE WORK.
10. THE WORK SHALL PROCEED IN SUCH MANNER AS TO MINIMIZE THE SPREAD OF DUST AND FLYING PARTICLES AND TO PROVIDE SAFE WORKING CONDITIONS FOR PERSONNEL.
11. THE DEMOLITION PROCEDURES SHALL PROVIDE FOR SAFE CONDUCT OF THE WORK, PROTECTION OF PERSONNEL, CAREFUL REMOVAL AND DISPOSITION OF MATERIALS SPECIFIED TO BE SALVAGED, PROTECTION OF PROPERTY TO REMAIN UNDISTURBED, COORDINATION WITH OTHER WORK IN PROGRESS, AND TIMELY DISCONNECTION OF UTILITY SERVICES.
12. BEFORE STARTING WORK ALL AFFECTED UTILITIES SHALL BE DISCONNECTED UNLESS OTHERWISE INDICATED OR DIRECTED.
13. ACTUAL LOCATIONS OF EXISTING UTILITIES AND MAIN BUILDING SERVICES (I.E. ELECTRICAL FEEDS, MAIN PLUMBING LINES, FIRE SPRINKLER LINE, ETC.) TO BE DETERMINED IN THE FIELD PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION AS REQUIRED. ALL EXISTING UTILITIES AND MAIN BUILDING SERVICES SHALL BE PROTECTED. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE INCURRED DURING THE CONSTRUCTION AND SHALL REPAIR SAID DAMAGES AT HIS EXPENSE.
14. EXISTING WORK TO REMAIN SHALL BE PROTECTED FROM DAMAGE. WORK DAMAGED BY THE CONTRACTOR, NOT INDICATED TO BE REMOVED, SHALL BE REPAIRED, RESTORED AND/OR REPLACED TO EQUAL OR BETTER CONDITION THAN EXISTING PRIOR TO DAMAGE.
15. REMOVAL OF EXISTING MATERIALS AND EQUIPMENT SHALL BE PERFORMED IN A MANNER WHICH WILL NOT DAMAGE SUCH ITEMS. ALL REMOVED ITEMS ARE TO BE PROPERLY DISPOSED OF.
16. NO STORAGE OF ANY MATERIALS OR COMBUSTIBLES SHALL OCCUR IN UNOCCUPIED SPACES.

ELECTRICAL

PRIOR TO COMMENCING ANY DEMOLITION WORK, THE ELECTRICAL MAINS AFFECTING THE DEMOLITION PORTION OF THE BUILDING SHALL BE ANALYZED AND REMAIN INTACT. ELECTRICAL DEMOLITION SCOPE SHALL CONSIST OF BUT NOT BE LIMITED TO THE REMOVAL OF ELECTRICAL LIGHTING FIXTURES, RECEPTACLES, LIGHTING CIRCUITS, JUNCTION BOXES AND CONDUITS. G.C. SHALL COORDINATE THE EXTENT OF REMOVAL WITHIN THE WORK AREA.

PROVIDE CARE NOT TO DAMAGE EXISTING ELECTRICAL MAIN AND OTHER EQUIPMENT TO REMAIN IN THE EXISTING ELECTRICAL AREA.

EXISTING CONDUITS WITH SITE LIGHTING BRANCH CIRCUITS AND EXTERIOR LIGHTING FEEDING THE PARKING LOT AND SIDEWALK SHALL REMAIN. ALL ASSOCIATED EQUIPMENT (TIMERCLOCK, CONTACTORS, BREAKERS, ETC.) TO KEEP THE LIGHTS ENERGIZED SHALL REMAIN AND BE RECONNECTED AND RE-FEED FROM THE REMAINING MAIN SERVICE UNTIL THE NEW CIRCUITS ARE TRANSFERRED TO THE NEW PANELS. G.C. SHALL COORDINATE THE EXTENT OF ALL ELECTRICAL COMPONENTS WITHIN THE WORK AREA.

PLUMBING

ALL EXISTING SANITARY AND WATER CONNECTIONS FROM FIXTURES SHALL BE CAPPED. G.C. SHALL COORDINATE THE EXTENT OF ALL EXISTING PLUMBING COMPONENTS WITHIN THE WORK AREA.

REMOVE EXISTING CONDENSATE DRAIN PIPING. G.C. SHALL COORDINATE THE EXTENT OF ALL EXISTING AND NEW PLUMBING COMPONENTS WITHIN THE WORK AREA.

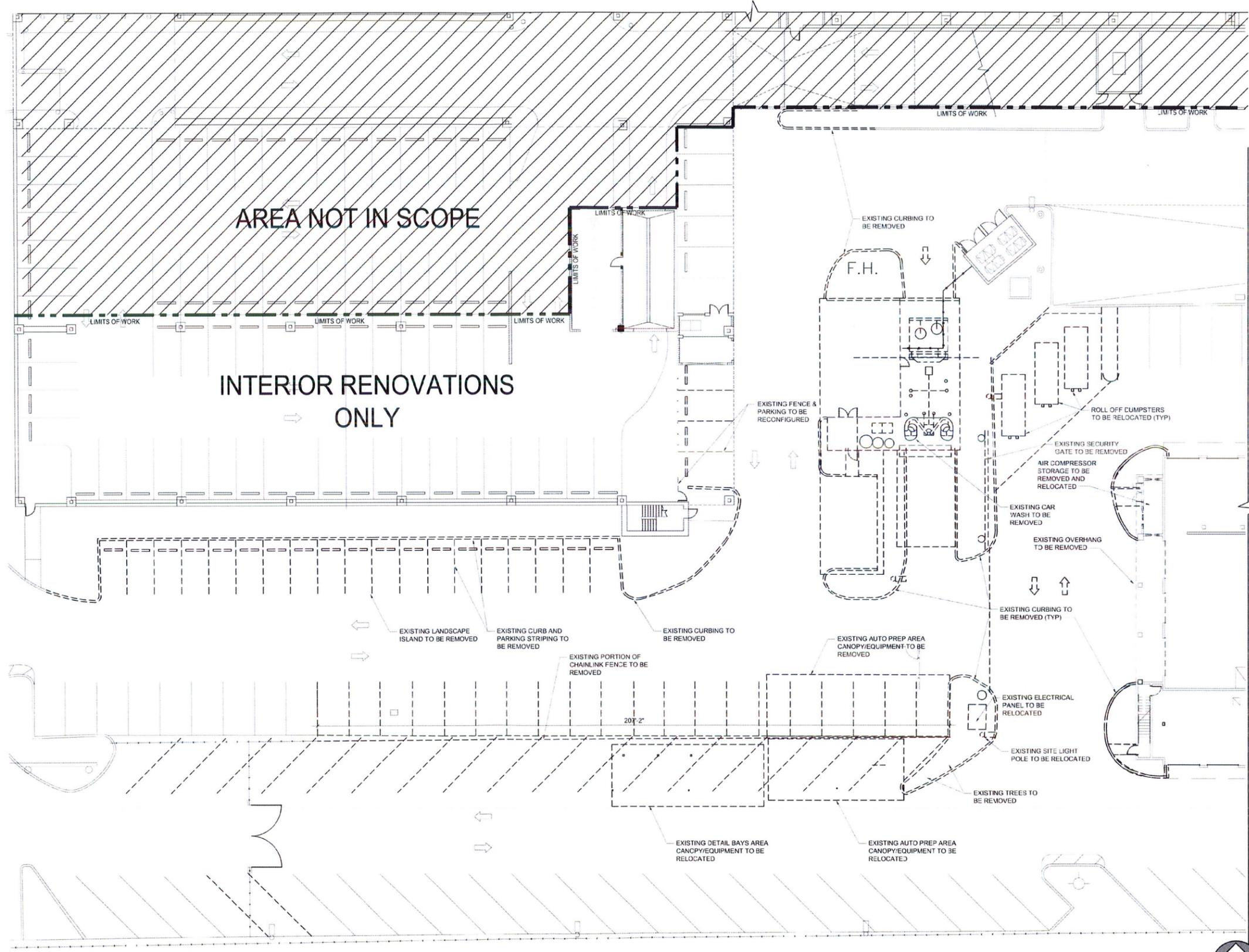
REMOVE EXISTING DAMAGED GUTTERS AND DAMAGED R/W LINES AS REQUIRED. DRAINAGE PIPING SHALL BE SCORED AND TRACED TO VERIFY SIZES, SLOPE AND ANY PIPE BRKAGE.

CONSTRUCTION DIRECTIVES

GC IS RESPONSIBLE FOR MAINTAINING A CLEAN AND SAFE WORK SITE THROUGHOUT THE DURATION OF THE PROJECT. SPECIAL ATTENTION SHALL BE GIVEN BY THE GC TO ENSURE THE FOLLOWING DUE TO CONSTRUCTION RELATED ACTIVITIES:

- WATER TIGHTNESS OF EXISTING BUILDING TO BE MAINTAINED IN EXISTING PORTION OF SHELL TO REMAIN.
- SECURITY OF EXISTING BUILDING TO BE MAINTAINED BEFORE, DURING AND AFTER DEMOLITION WORK.
- BUILDING SERVICES SHALL NOT BE INTERRUPTED IF CUT OFF IS NECESSARY, IT MUST BE COORDINATED WITH THE OWNER AND PROPERTY MANAGER.

THIS DEMOLITION WORK IS THE FIRST STEP TO THE BUILDING ADDITION. THE CONTRACTOR SHALL VISIT THE JOB SITE TO DETERMINE THE EXTENT OF WORK INVOLVED WITH THE CHANGES SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND ALLOW FOR ANY CHANGES THAT MAY BE MADE DURING THE COMPLETION OF THE JOB. CONTRACTOR SHALL INFORM ARCHITECT/ENGINEER IMMEDIATELY OF ANY DISCREPANCIES BETWEEN ACTUAL EXISTING CONDITIONS AND INFORMATION INDICATED AS "EXISTING" ON PLANS WHICH WILL IMPIDE THE COMPLETION OF THIS JOB PRIOR TO BEGINNING OF WORK.



REVISIONS
1 SITE PLAN COMMENTS 4/28/2020



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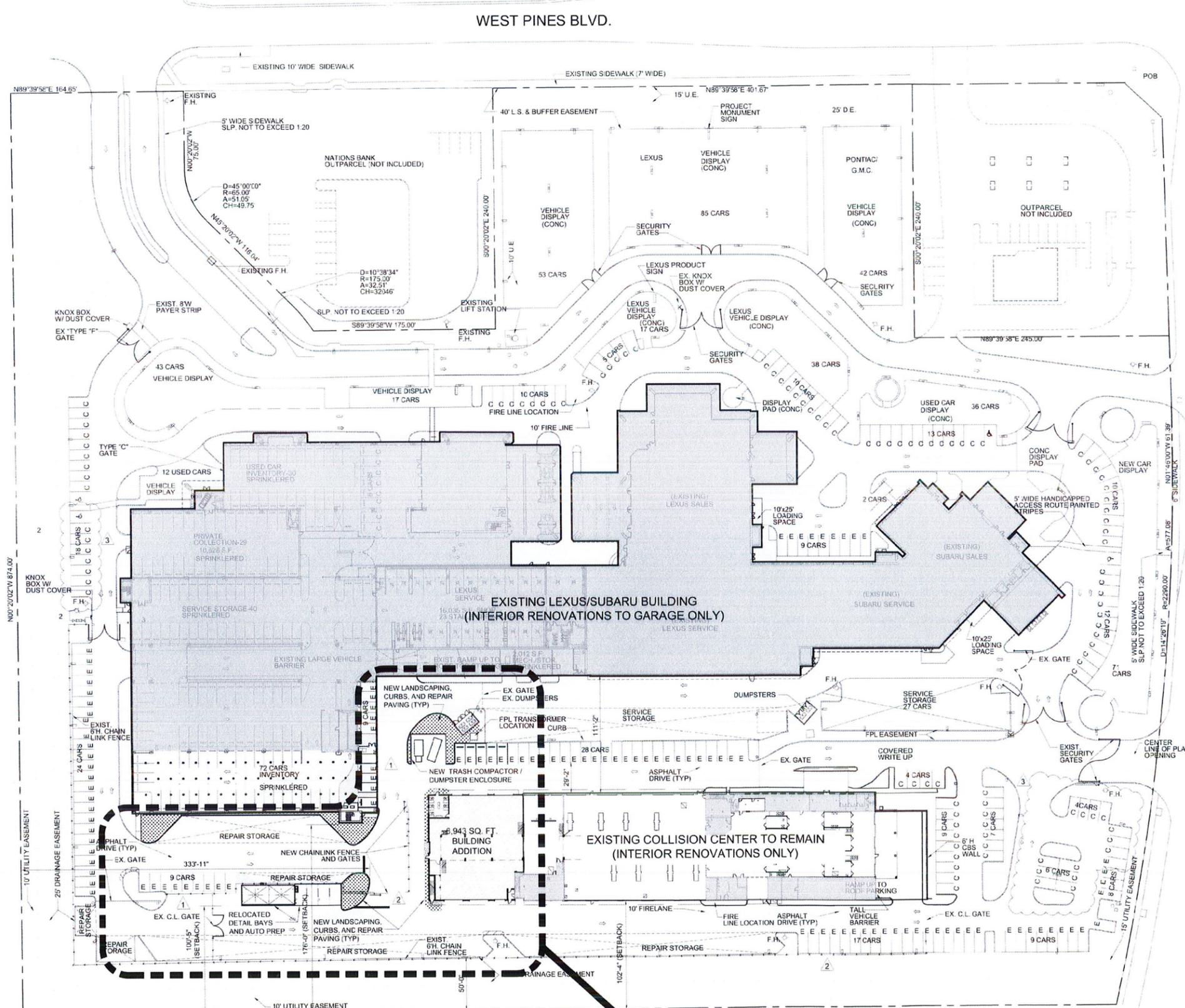
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COLLISION CENTER ADDITION
LEXUS OF PEMBROKE PINES
16150 WEST PINES BOULEVARD
PEMBROKE PINES, FLORIDA , 33027

DEMOLITION PLAN



PROJECT NO:
74061
DRAWN BY:
J.J.
CHECKED BY:
K.C.
DATE:
08/09/19

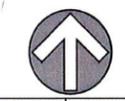


WEST PINES BLVD.

DYKES ROAD

SCOPE OF SITE PLAN MODIFICATION FOR REVIEW

■ BUILDING AREA NOT IN SCOPE



SCALE: 1" = 50'-0"

PROPOSED OVERALL SITE PLAN

04

NOT USED

01

REVISIONS	
1	SITE PLAN COMMENTS 4/28/2020
2	SITE PLAN COMMENTS 6/11/2020
3	SITE PLAN COMMENTS 7/9/2020



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07/31/2020
AR#97952

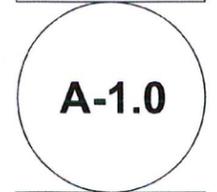
NOT USED 03

NOT USED 02

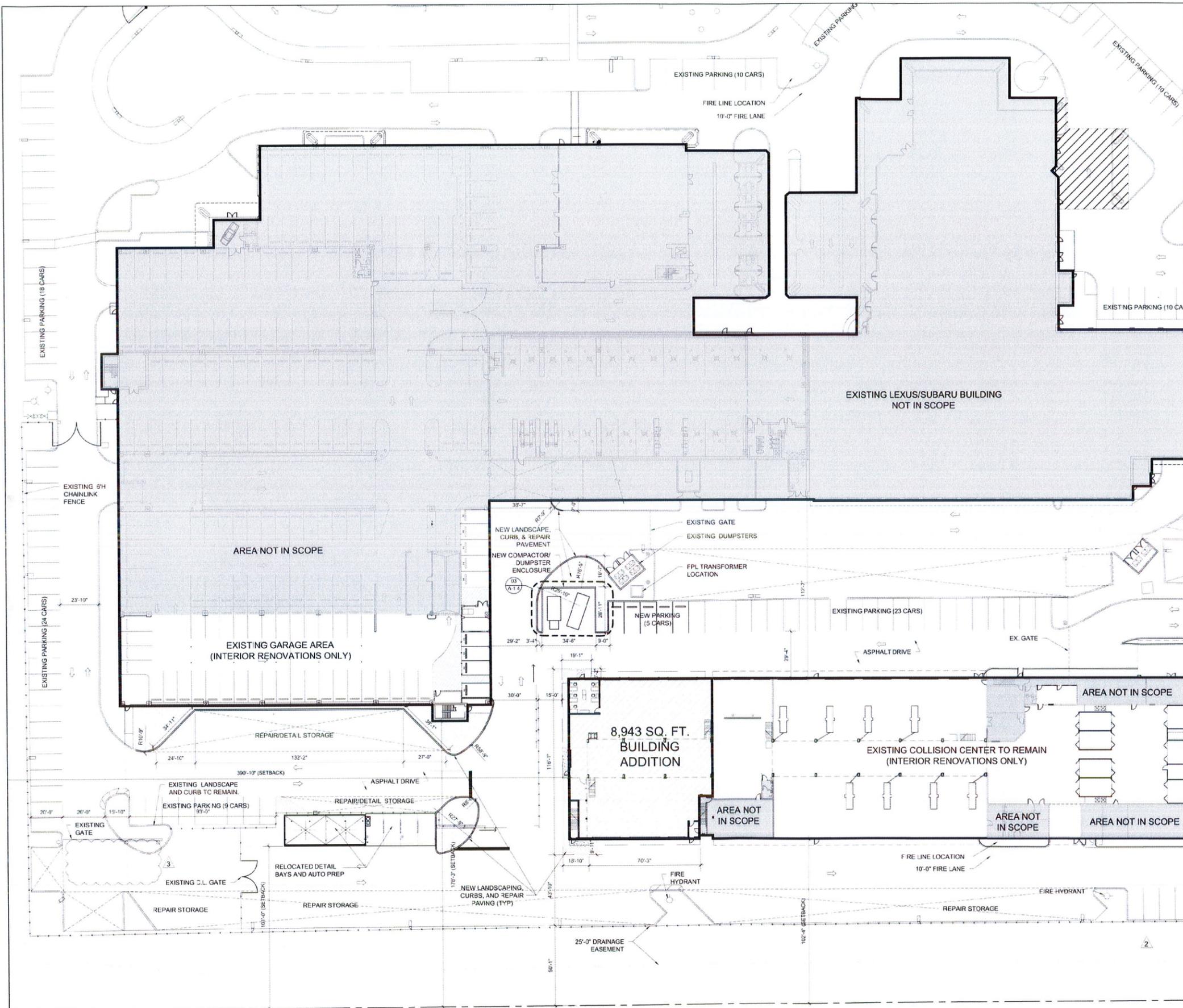
STILES ARCHITECTURAL GROUP
301 East Las Olas Blvd
Fort Lauderdale, Florida, 33301
954 - 627 - 9180 33301
FL. REG # AA-26001798

COLLISION CENTER ADDITION
LEXUS OF PEMBROKE PINES
16150 WEST PINES BOULEVARD
PEMBROKE PINES, FLORIDA , 33027

PROPOSED OVERALL SITE PLAN



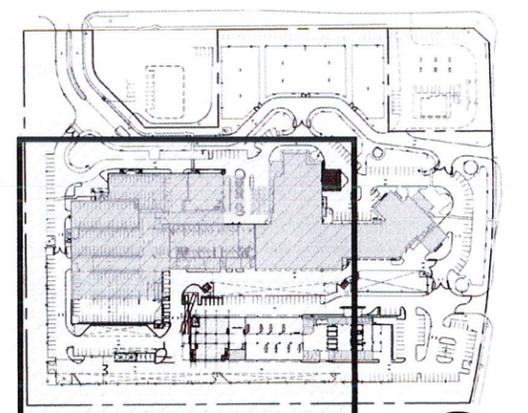
PROJECT NO:
1406
DRAWN BY:
J.J.
CHECKED BY:
K.C.
DATE:
08/09/19



PROPOSED ENLARGED SITE PLAN

SCALE: 1" = 30'-0" 03

NOT USED 02



KEY PLAN SCALE: N.T.S. 01

REVISIONS	
1	4/28/2023 SITE PLAN COMMENTS
2	6/11/2020 SITE PLAN COMMENTS
3	7/9/2020 SITE PLAN COMMENTS

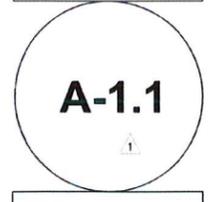


CONSULTANT
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COLLISION CENTER ADDITION
LEXUS OF PEMBROKE PINES
 16150 WEST PINES BOULEVARD
 PEMBROKE PINES, FLORIDA, 33027

PROPOSED ENLARGED SITE PLAN



PROJECT NO:
 74051
 DRAWN BY:
 J.J.
 CHECKED BY:
 K.C.
 DATE:
 08/09/19

REVISIONS	
1	SITE PLAN COMMENTS 4/28/2020

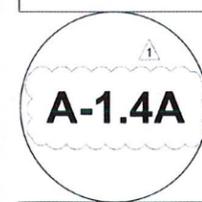


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COLLISION CENTER ADDITION
LEXUS OF PEMBROKE PINES
 16150 WEST PINES BOULEVARD
 PEMBROKE PINES, FLORIDA , 33027

COLOR ELEVATIONS

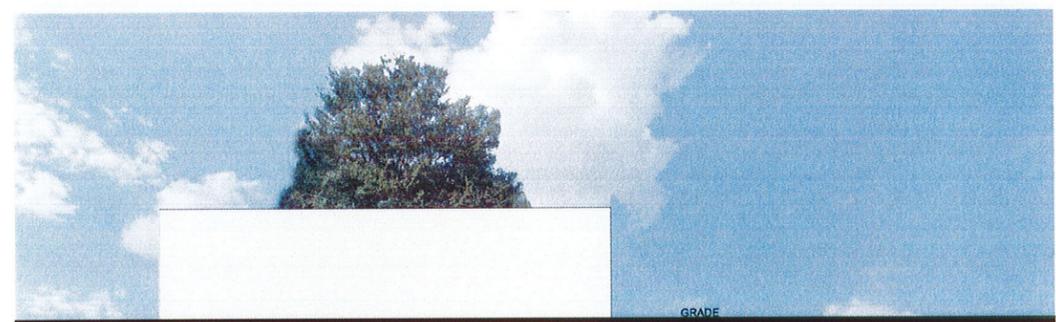


PROJECT NO
74061
 DRAWN BY
J.J.
 CHECKED BY
K.C.
 DATE
08/09/19

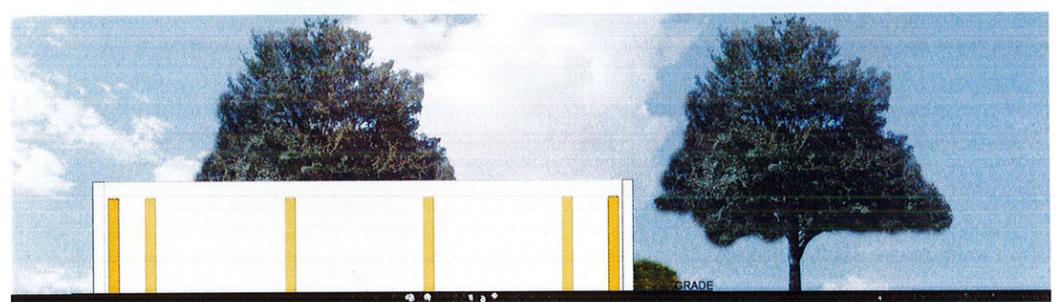
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ENCLOSURE BACK ELEVATION



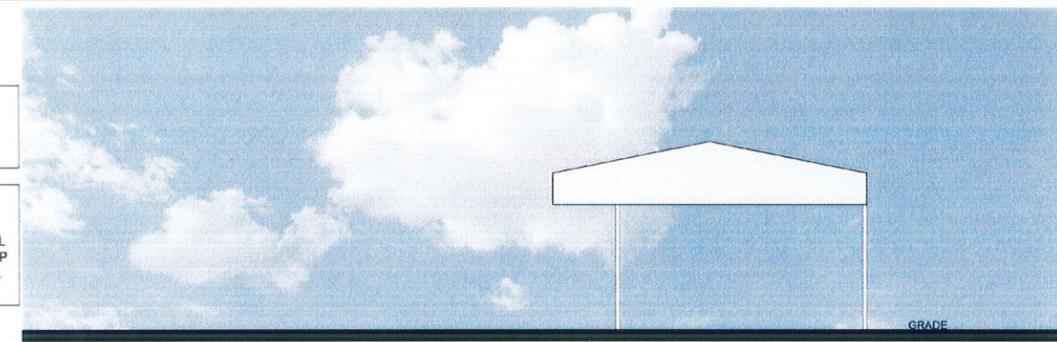
ENCLOSURE SIDE ELEVATION



ENCLOSURE FRONT ELEVATION

NOTE:
REFER TO DETAIL (4/A-1.4)
FOR COLOR SCHEDULE

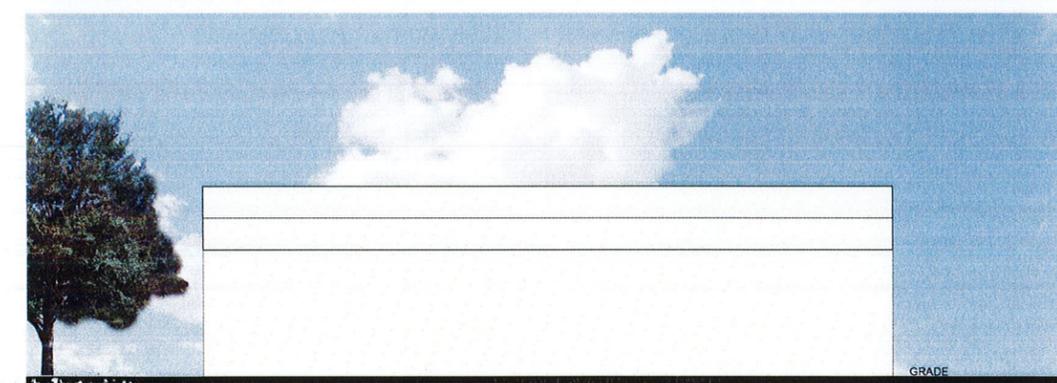
NOTE:
FOR REFERENCE ONLY
G.C. SHALL PROVIDE DETAIL
CANOPY ENGINEERED SHOP
DRAWINGS FOR APPROVAL.



CANOPY SIDE ELEVATION



CANOPY FRONT ELEVATION



CANOPY BACK ELEVATION

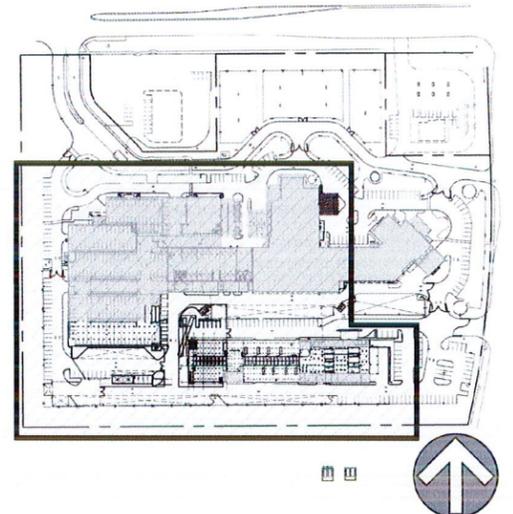
REVISIONS	
1	SITE PLAN COMMENTS 4/28/2020
2	SITE PLAN COMMENTS 6/11/2020
3	SITE PLAN COMMENTS 7/9/2020



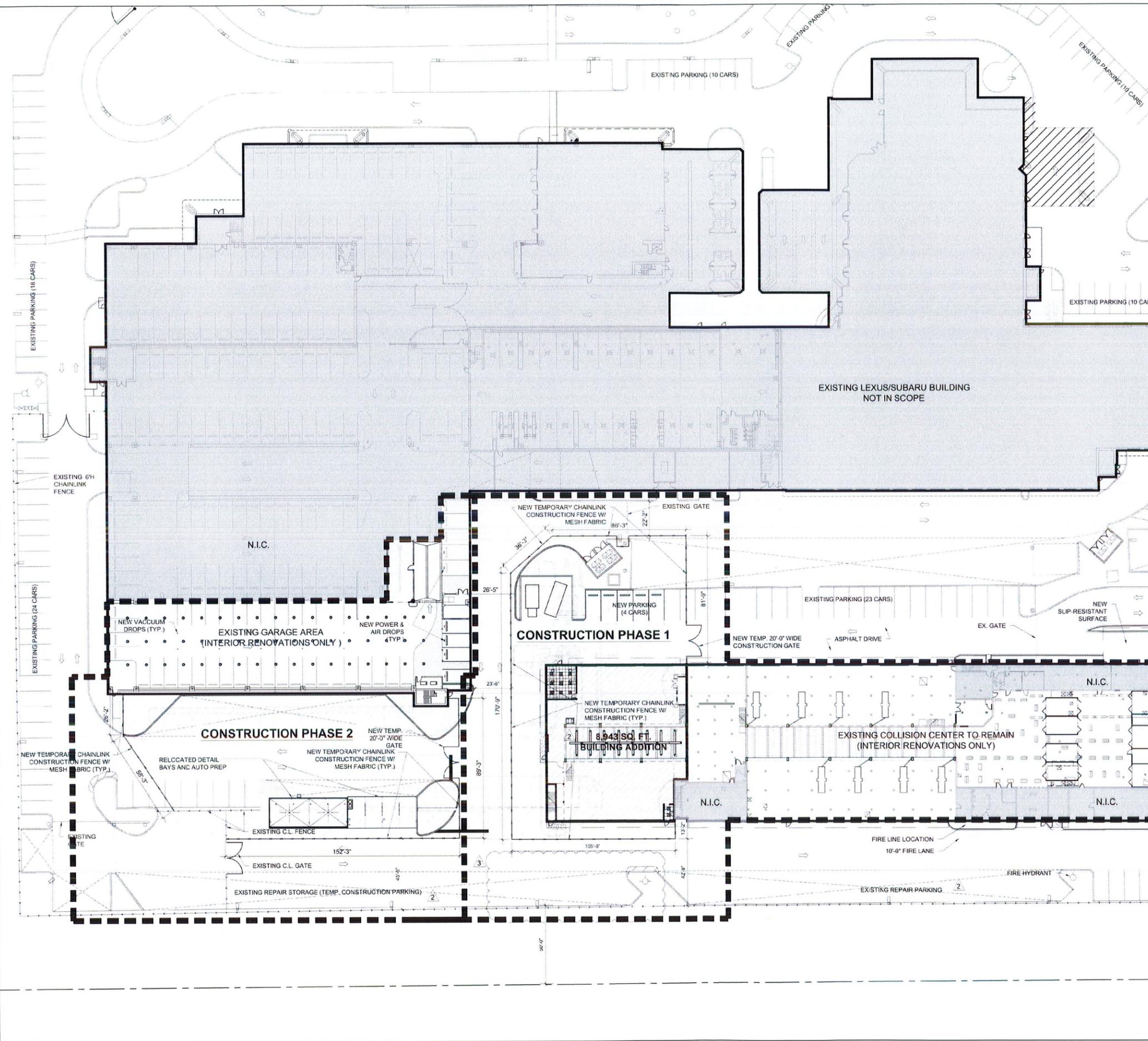
CONSULTANT
Kevin S. Cruz
 07/31/2020
 AR#97952

---	PROPERTY LINE
---	EXISTING SITE/BUILDING DEMOLITION AREAS
---	NEW TEMPORARY CHAINLINK CONSTRUCTION FENCE W/ MESH FABRIC
---	EXISTING CHAINLINK FENCE TO REMAIN

LEGEND 03



KEY PLAN SCALE: N.T.S. 02



PROPOSED ENLARGED SITE PLAN

SCALE: 1" = 30'-0" 01

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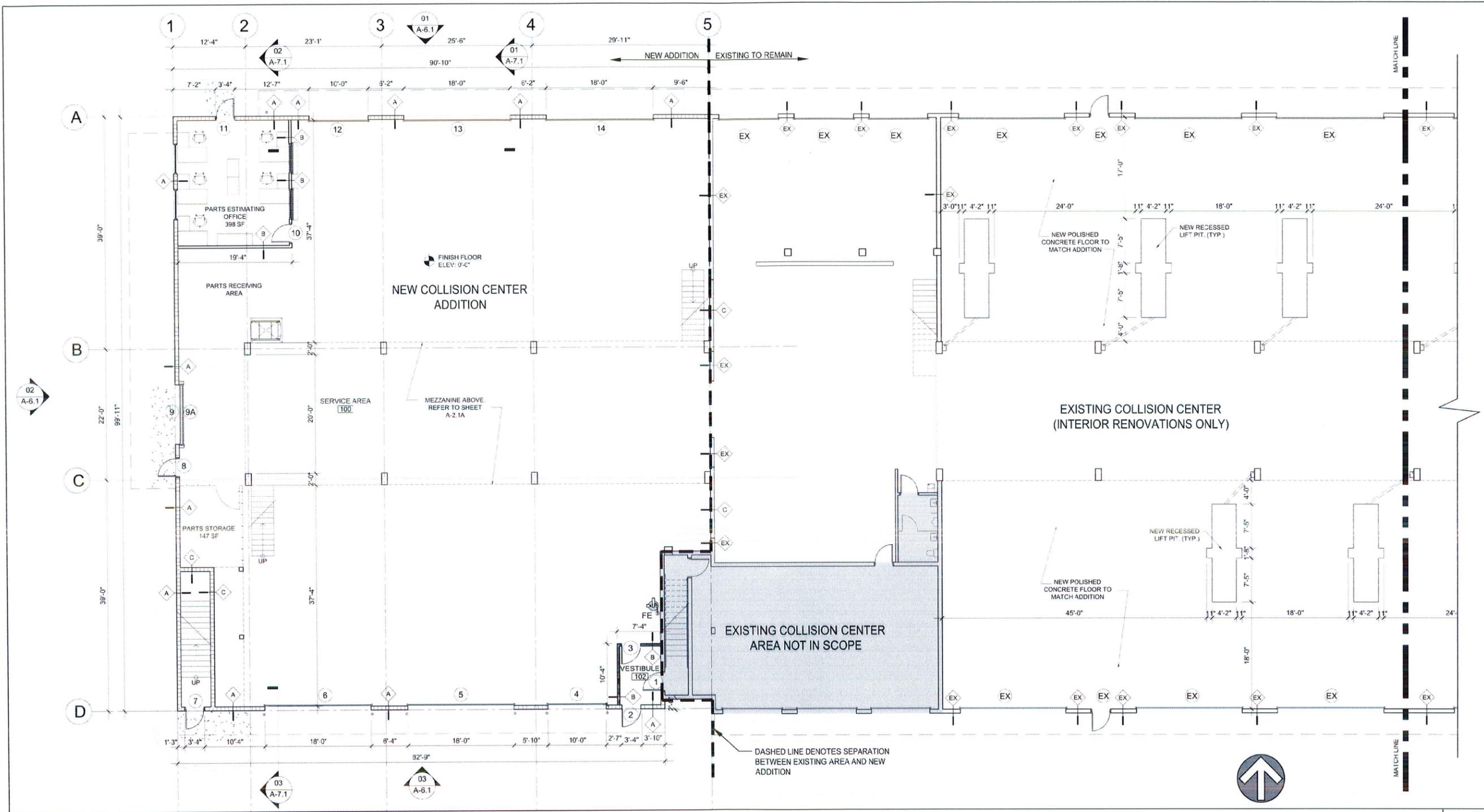


COLLISION CENTER ADDITION
LEXUS OF PEMBROKE PINES
 16150 WEST PINES BOULEVARD
 PEMBROKE PINES, FLORIDA, 33027

PROPOSED
 CONSTRUCTION
 STAGING PLAN

A-1.6
 1 3

PROJECT NO
 74051
 DRAWN BY:
 J.J.
 CHECKED BY:
 K.C.
 DATE
 08/09/19



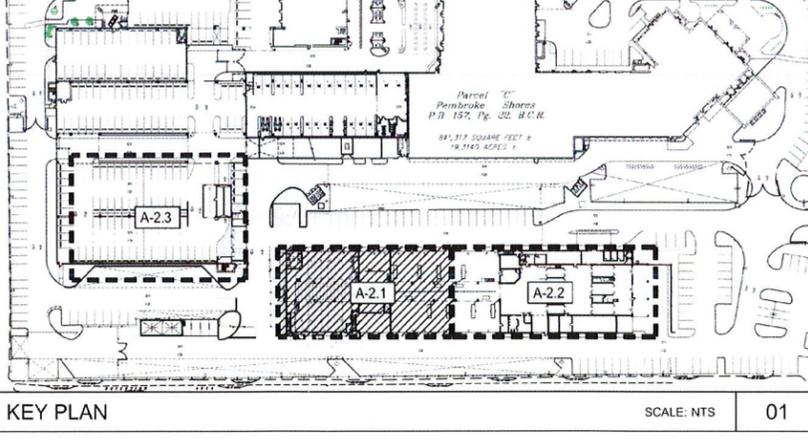
GROUND FLOOR PLAN

SCALE: 1/8"=1'-0" 02

GENERAL NOTES

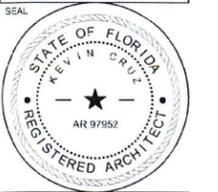
04

- WALL TYPES**
- SCALE: NTS 03
- A 8" CONCRETE MASONRY UNIT WALL (SEE STRUCTURAL DWGS) W/ 1" SMOOTH STUCCO FINISH ON EXTERIOR SIDE AND BLOCK FILLER & EPOXY PAINT ON INTERIOR SIDE.
 - B 1/2" GYPSUM WALLBOARD FIN. FASTENED TO BOTH SIDE OF 3 1/2" 25 GA GALV. META. STUDS @ 24" O.C.
 - C 8" CONCRETE MASONRY UNIT WALL (SEE STRUCTURAL DWGS) W/ BLOCK FILLER & EPOXY PAINT ON BOTH SIDES.
 - D 1/2" CLEAR TEMPERED GLASS PARTITION, PROVIDE TOP AND BOTTOM ALUMINUM CHANNEL (CR. UCSA3812SL (OR EQUAL))
 - EX EXISTING WALL TO REMAIN



REVISIONS

1	SITE PLAN COMMENTS	4/28/2020

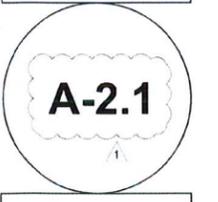


CONSULTANT
KEVIN CRUZ
 Fl Reg # 97952
 12/19/2019

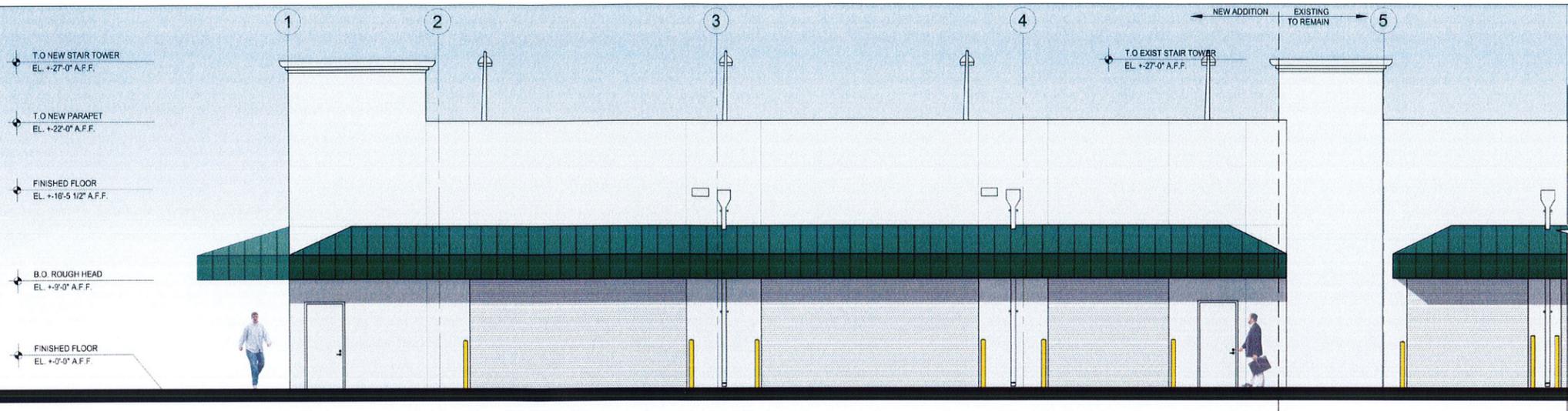
STILES ARCHITECTURAL GROUP
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 Fort Lauderdale, Florida, 33301
 954 - 627 - 9180 33301
 FL. REG # AA-26001798

COLLISION CENTER ADDITION
LEXUS OF PEMBROKE PINES
 16150 WEST PINES BOULEVARD
 PEMBROKE PINES, FLORIDA , 33027

GROUND FLOOR PLAN

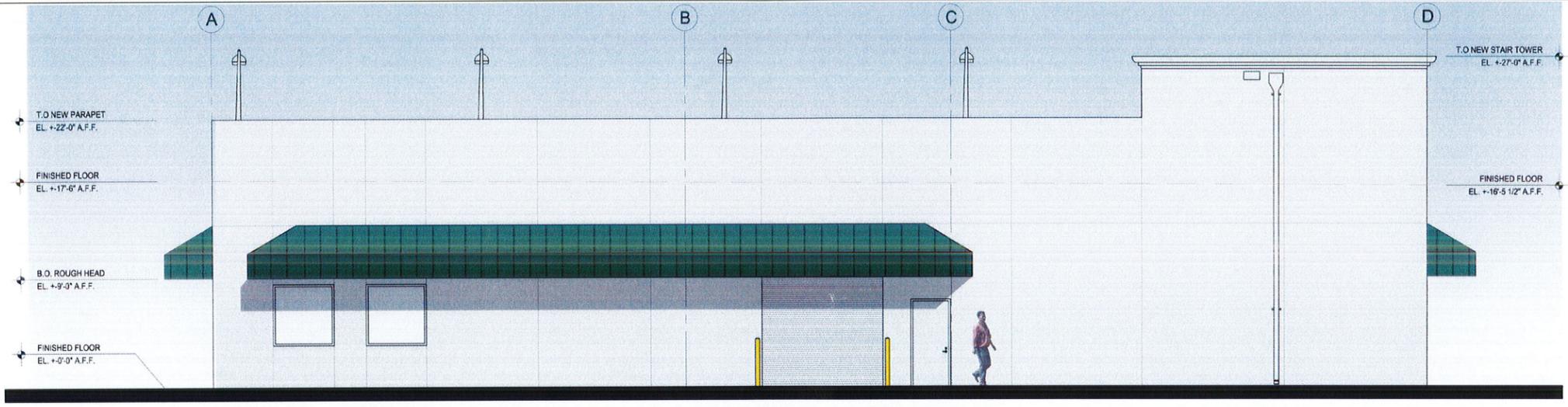


PROJECT NO.
74061
 DRAWN BY
J.J.
 CHECKED BY
K.C.
 DATE
08/09/19



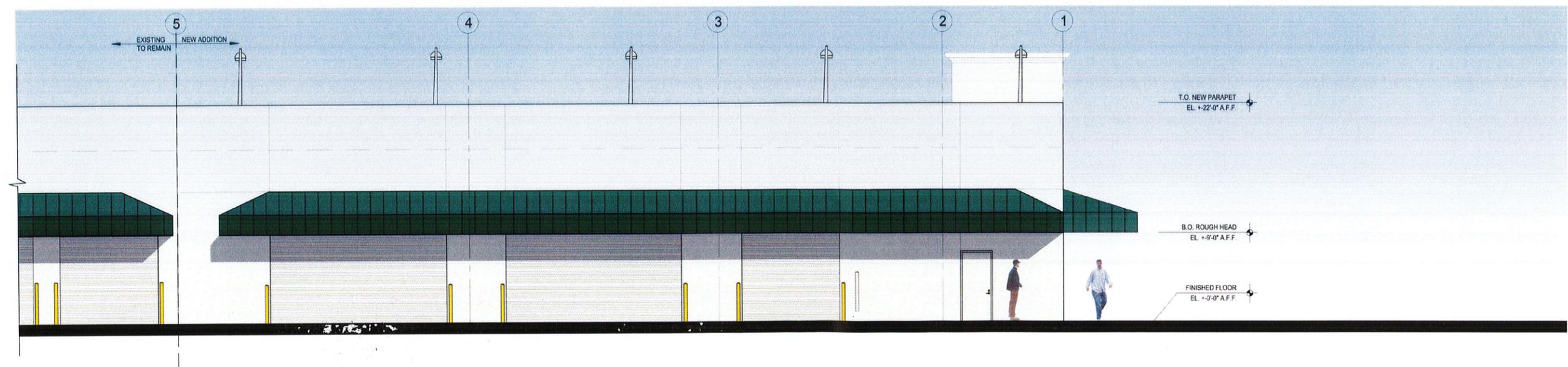
SOUTH ELEVATION

SCALE: $\frac{3}{8}'' = 1'-0''$ 03



WEST ELEVATION

SCALE: $\frac{3}{8}'' = 1'-0''$ 02



NORTH ELEVATION

SCALE: $\frac{3}{8}'' = 1'-0''$ 01

REVISIONS	
1	SITE PLAN COMMENTS 4/28/2020



CONSULTANT
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 07/31/2020
 AR#97952

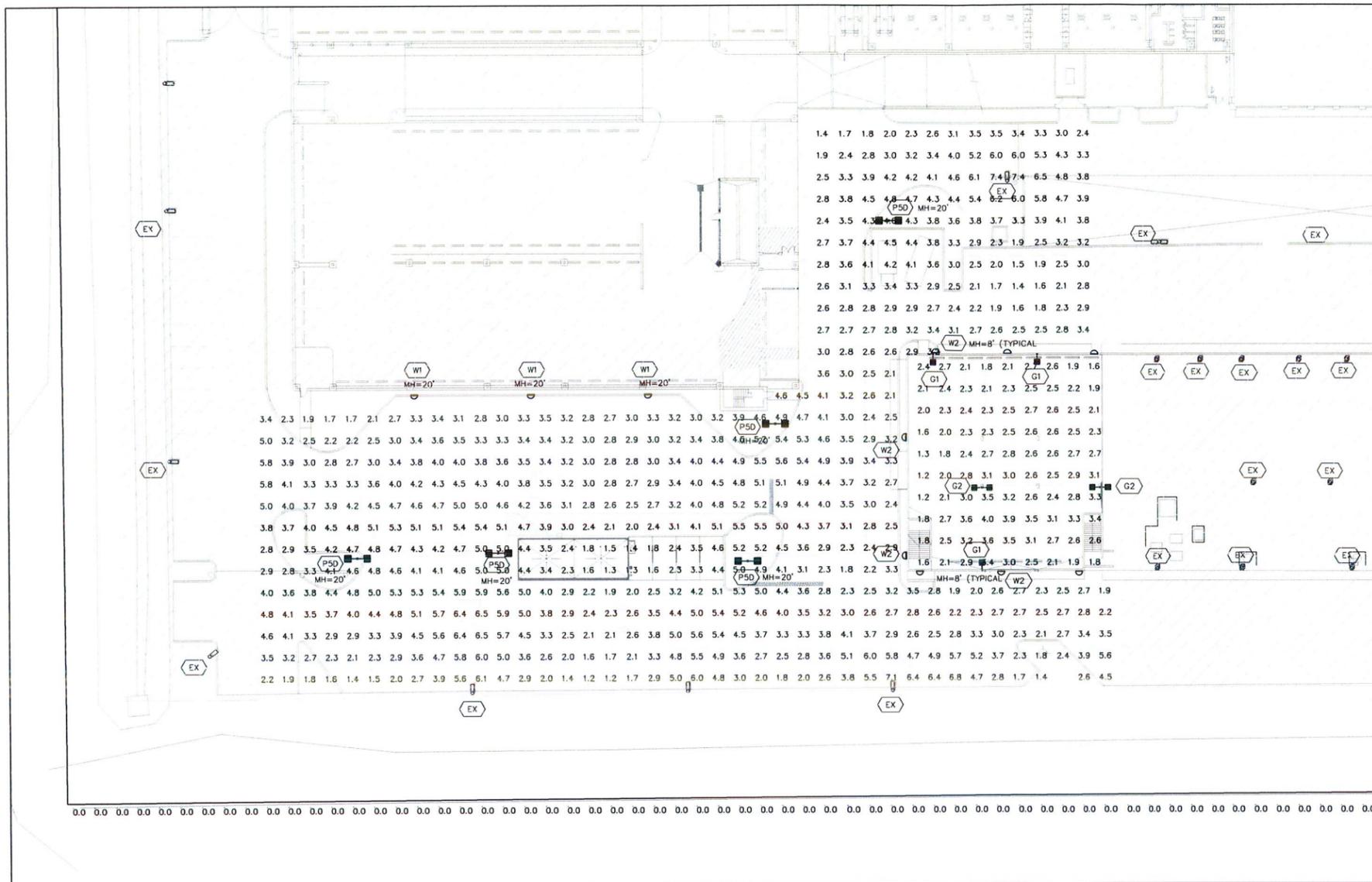
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 954 - 627 - 9180 33301
 FL REG # AA-26001798

COLLISION CENTER ADDITION
LEXUS OF PEMBROKE PINES
 16150 WEST PINES BOULEVARD
 PEMBROKE PINES, FLORIDA, 33027

EXTERIOR ELEVATIONS



PROJECT NO
 74051
 DRAWN BY
 J.J.
 CHECKED BY
 K.C.
 DATE
 08/09/19

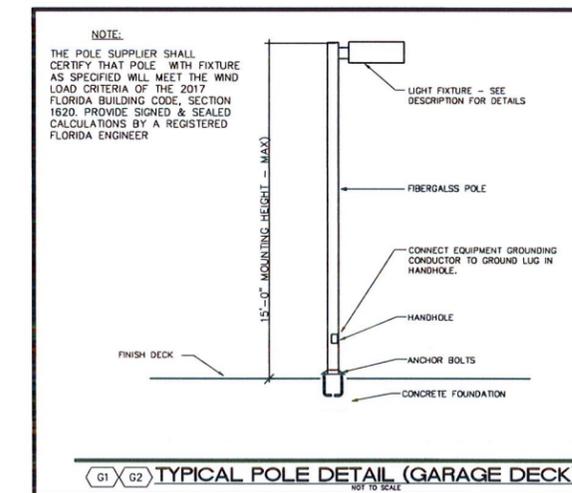
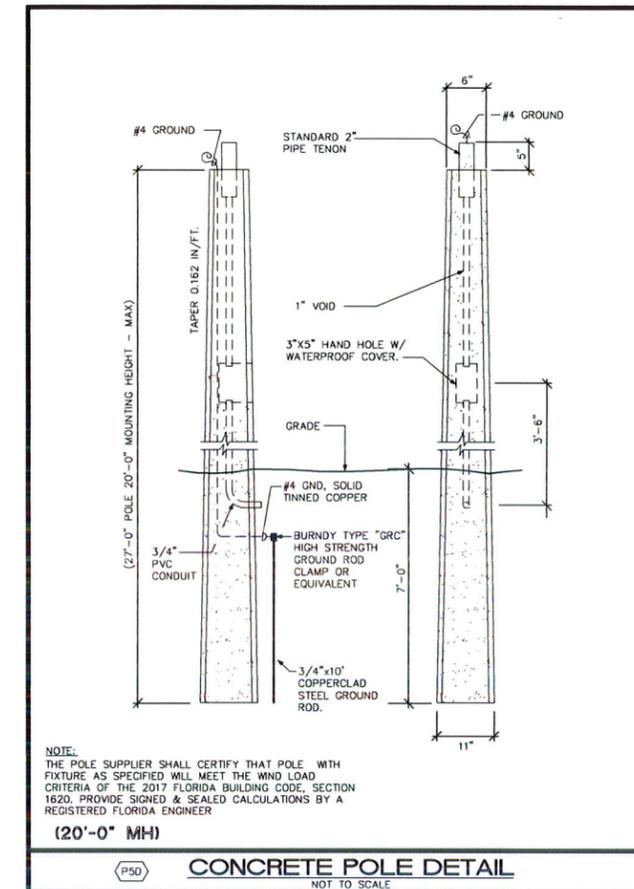


SITE PHOTOMETRIC PLAN
1"=30'-0" NORTH

Symbol	Label	[MANUFAC]	Description	Arrangement	Total Lamp Lumens	LLF	Lum. Watts
EX	EX	EXISTING	EXISTING HID FIXTURE ON 20' POLE	N.A.	N.A.	N.A.	N.A.
PSD-N	PSD-N	Lithonia Lighting	KAD LED 40C 1000 40K R5 MVOLT MTG HT 20'	D180	N.A.	0.840	141
W1	W1	Lithonia Lighting	DSXW2 LED 30C 1000 40K T4M MVOLT	SINGLE	N.A.	0.840	109
W2	W2	Lithonia Lighting	DSXW2 LED 20C 350 30K T3M MVOLT	SINGLE	N.A.	0.840	25

PARKING ROOF DECK							
G1	G1	Lithonia Lighting	KAD LED 20C 700 40K R4 MVOLT HS MTG HT 15'	SINGLE	N.A.	0.840	45
G2	G2	Lithonia Lighting	KAD LED 20C 700 40K R5 MVOLT MTG HT 15'	D180	N.A.	0.840	45

Calculation Summary							
Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
BUILDING ROOF PARKING	ILLUMINANCE	Fc	2.53	4.0	1.2	2.11	3.33
PROPERTY LINE S	ILLUMINANCE	Fc	0.0	0.0	N.A.	N.A.	N.A.
NEW PARKING AREAS	ILLUMINANCE	Fc	3.32	6.5	1.2	2.77	5.42



SITEPLAN REVISED

ISSUED FOR PERMIT 12-18-19
ISSUED FOR CONSTRUCTION

KAMM CONSULTING PROJECT # 2019-041
PROJECT MANAGER: ART KAMM

KAMM Consulting
1407 West Newport Center Drive
Deerfield Beach, Florida 33442
Phone 954-949-2200 Fax 954-949-2201
engineering@kammconsulting.com
Certification of Authorization #R189

5-4-2020
DATE

REVISIONS
△ SITEPLAN REVISION 4-28-2020

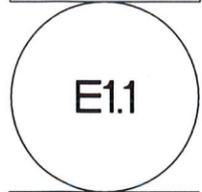


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07/31/2020
AR#97952

STILES ARCHITECTURAL GROUP
301 East Las Olas Blvd
Fort Lauderdale, Florida
954-627-9180 33301
FL REG # AA-26001798

PROPOSED SITE PLAN MODIFICATION FOR:
Lexus of Pembroke Pines Collision Center

SITE PHOTOMETRIC PLAN



PROJECT NO.
74039
DRAWN BY:
MaT
CHECKED BY:
B.M.
DATE:



REVISIONS
1. SITE PLAN COMMENTS - ADDITION OF SITE PLAN COMMENTS - 10/11/2019
2. SITE PLAN COMMENTS - 10/11/2019

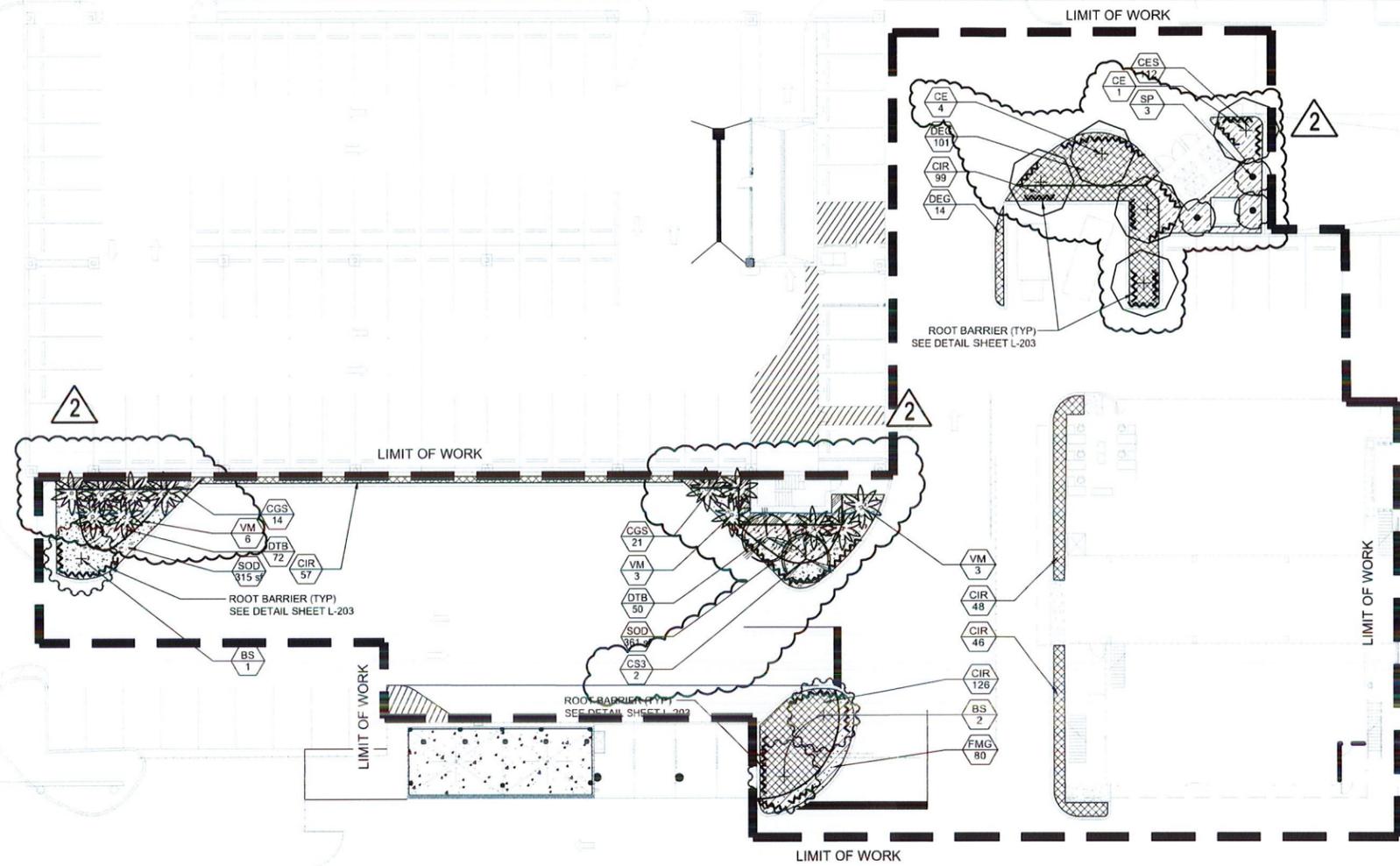
DRC SUBMITTAL
LEXUS OF PEMBROKE PINES
PEMBROKE PINES, FLORIDA

Sheet Description
COLLISION CENTER
LANDSCAPE
PLAN

Release Date
10-11-2019

Project Number
1928C

Drawing Number
L-200
SHEET 1 OF 4



2

PLANT SCHEDULE COLLISION CENTER

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	REMARKS	
BS	3	BURSERIA SIMARUBA	GUMBO LIMBO	FG/B&B	3"	14'-16" OA	YES	HIGH		
CE	5	CONOCARPUS ERECTUS	BUTTONWOOD	FG/B&B	2" CAL	12' HT X 6" SPR				
CS3	2	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTON WOOD	FG/B&B	1.5" CAL	10' HT. X 5" SPR.	YES	HIGH		
PALM TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	REMARKS	
SP	3	SABAL PALMETTO	CABBAGE PALMETTO	FG/B&B		14'-20" OA, VARY HEIGHTS	YES	HIGH		
VM	12	VEITCHIA MONTGOMERIANA	MONTGOMERY PALM	FIELD GROWN / B & B		14'-16" O.A.	NO	HIGH		
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	SPACING	REMARKS
CIR	376	CHRYSOBALANUS ICACO 'REDTIP'	RED TIP COCOPLUM	3 GAL		24" HT X 24" SPR	YES	MEDIUM	24" o.c.	
CGS	35	CLUSIA GUTTIFERA	SMALL-LEAF CLUSIA	7 GAL		48" HT X 24" SPD	YES	HIGH	36" o.c.	
CES	112	CONOCARPUS ERECTUS SERICEUS	SILVER BUTTON WOOD	3 GAL		24"-30" RUNNERS 5 - MIN.	YES	HIGH	24" o.c.	
DEG	115	DURANTA ERECTA 'GOLD MOUND'	GOLD MOUND DURANTA	3 GAL		18" HT. X 18" SPD	YES	HIGH	24" o.c.	
FMG	80	FICUS MICROCARPA 'GREEN ISLAND'	GREEN ISLAND FICUS	3 GAL.		14" HT X 16" SPR	NO	HIGH	18" o.c.	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	SPACING	REMARKS
DTB	122	DIANELLA TASMANICA	BLUEBERRY FLAX LILY	3 GAL		16" HT. X 16" SPR.	NO	MEDIUM	24" o.c.	
SOD/SEED	QTY	BOTANICAL NAME	COMMON NAME	CONT	DBH	SIZE	NATIVE	DROUGHT	SPACING	REMARKS
SOD	676 SF	STENOTAPHRUM SECUNDATUM 'FLORITAM'	'FLORITAM' ST. AUGUSTINE SOD	SOD						

NOTES:

- PER SECTION 153.32 (E), ALL TREES AND PALMS MUST MEET FLORIDA NO. 1 GRADE OR BETTER ACCORDING TO THE FLORIDA DEPARTMENT OF AGRICULTURE "FLORIDA GRADES & STANDARDS".
- ALL SOD AND LANDSCAPE RECEIVE 100% COVERAGE WITH AT LEAST 50% OVERLAP FROM AN AUTOMATIC IRRIGATION SYSTEM USING A NON-POTABLE WATER SOURCE.
- IRRIGATION SYSTEM SHALL ALSO BE EQUIPPED WITH RAIN SENSOR
- SEE LP-100 FOR TREE DISPOSITION PLAN
- SEE SHEET LP-200 FOR LANDSCAPE AND PLANTING SCHEDULE
- ~~SEE SHEET LP-201 FOR LANDSCAPE DETAILS AND NOTES~~
- IRRIGATION MUST BE REPAIRED/INSTALLED PROPERLY TO ENSURE THAT ALL NEW AND EXISTING LANDSCAPE MATERIAL IS PROPERLY BEING IRRIGATED. A "WET-CHECK" SHALL BE DONE AT TIME OF FINAL INSPECTION TO ENSURE ALL IRRIGATION HEADS ARE WORKING PROPERLY ETC.
- ROOT BARRIERS TO BE INSTALLED IN ANY LOCATION WHERE TREES ARE LOCATED WITHIN 10 FEET OF A PAVED AREA
- A LANDSCAPE COURTESY INSPECTION WILL BE DONE ON THE PROPERTY TO ENSURE THAT ALL THE LANDSCAPE AREAS NOT EFFECTED BY CONSTRUCTION HAVE BEEN MAINTAINED AS PER PREVIOUSLY APPROVED LANDSCAPE PLANS.

2

