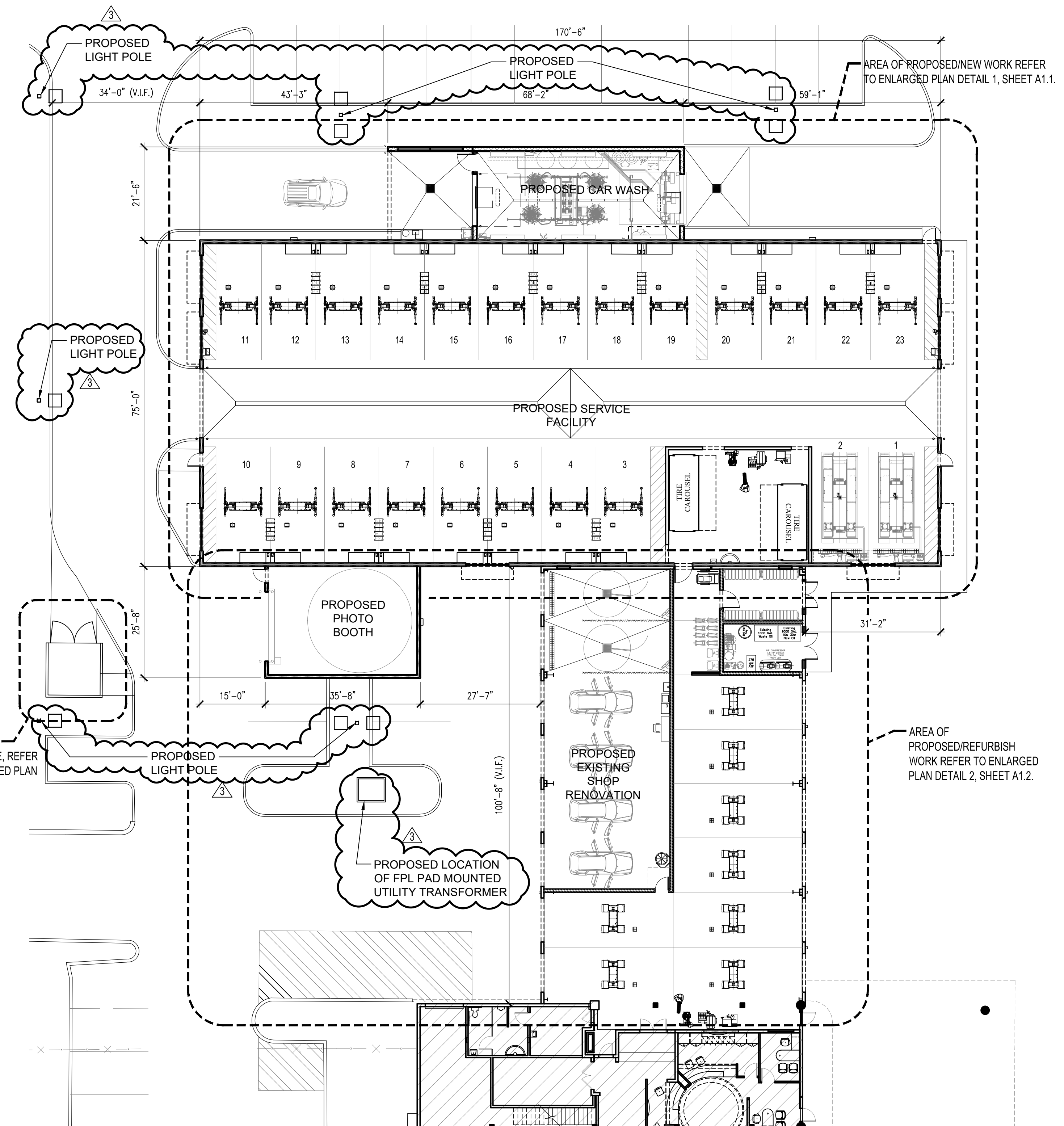


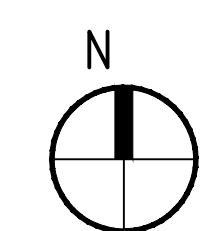
1 SITE SHOWING BUILDING/ARCHITECTURAL SCOPE PLAN - (FOR REFERENCE ONLY)  
SCALE: 1"=60'

BUILDING DATA TABLE			
EXISTING OCCUPANCY CLASSIFICATION:	GROUP B - BUSINESS	NEW OCCUPANCY CLASSIFICATION:	GROUP S-1 - SERVICE
EXISTING CONSTRUCTION CLASSIFICATION:	5A	NEW CONSTRUCTION CLASSIFICATION:	5A
EXISTING BUILDING STORIES:	2	BUILDING STORIES ALLOWED PER FBC TABLE 503.1:	PROPOSED STORIES: 1
EXISTING MAIN BUILDING AREA:	15,729 SF	BUILDING HEIGHT ALLOWED PER FBC TABLE 503.40'-0":	PROPOSED HEIGHT: 22'-6"
EXISTING SERVICE AREA:	6,049 SF	BUILDING AREA ALLOWED PER FBC TABLE 503 OCCUPANCY S-1 WITH	506.3 AUTOMATIC SPRINKLER INCREASE: 14,000 X 300% = 42,000 SF
TOTAL EXISTING AREA:	21,778 SF	NEW SERVICE BUILDING, CARWASH & PHOTOBOOTH AREA:	15,170 SF
EXISTING FIRE SPRINKLER SYSTEM:	YES	TOTAL AREA AFTER EXPANSION:	36,948 SF
		NEW FIRE SPRINKLER SYSTEM:	YES



2 SERVICE FACILITY, CAR WASH, PHOTOBOOTH & EXISTING SHOP FLOOR PLAN  
SCALE: 1/16"=1'-0"

SITE DATA TABLE			
LAND USE CLASSIFICATION:	COMMERCIAL		
ZONING CLASSIFICATION:	B-4 TO PMDD		
LEGAL DESCRIPTION:	A PORTION OF TRACT "B", "COMMERCE CENTER OF COCONUT CREEK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, AT PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.		
UTILITY COMPANY INFORMATION:	POTABLE WATER SERVICE: COCONUT CREEK UTILITIES SANITARY SEWER SERVICE: COCONUT CREEK UTILITIES STORMWATER MANAGEMENT: S.F.W.M.D. & B.C.E.P.D. TELEPHONE SERVICE: BELLSOUTH ELECTRICAL SERVICE: FLORIDA POWER & LIGHT COMPANY SOLID WASTE PICKUP: WASTE MANAGEMENT, INC.		
SITE AREA:	EXISTING:	PROPOSED:	
BUILDINGS:	33,846 S.F., 0.777 AC.	48,613 S.F.,	1.116 AC. 11.5%
PAVEMENT AREAS:	253,301 S.F., 5.815 AC.	233,247 S.F.,	5.355 AC. 55.4%
GREEN AREAS:	134,122 S.F., 3.079 AC.	139,409 S.F.,	3.20 AC. 33.1%
TOTAL AREA:	421,269 S.F., 9.671 AC.	421,269 S.F.,	9.671 AC. 100.0%



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date	description	title	description
12.22.16	SFA SUBMITTAL		
02.16.17	SFA SUBMITTAL REVISION #1		
01.04.18	DRG COMMENT REVISION #3		