

4,290 SF FREESTANDING BUILDING

2615-2621 S. State Road 7, West Park, FL 33023



INVESTMENT: \$1,599,999

PROPERTY HIGHLIGHTS

- 51,000 Cars/Daily
- Property with High Visibility
 - 24,937 Sq. Ft. Lot
- Ideal Retail Location on Heavily Traveled SR 7/441
 - Located Next to Burger King

Presented by:

Commercial & Investment Specialist

Cell:

E-mail:

CCREG
CAPITAL COMMERCIAL REAL ESTATE GROUP, INC.

Phone: (954) 455-3366

• 7605 Davie Rd. Ext

• Davie, FL 33024

• www.ccreg.us

2615-2621 S. State Road 7
West Park, FL 33023



CCREG exclusively presents 4,290 Sq. Ft. freestanding building built in 1968. Property sits on a high traffic location. Open floor plan. Ideal location for a national retail chain or mom and pop. Adjacent lot is also included in price for a total of 24,937 Sq. Ft. land. AADT is 51,000 cars/daily. Property zoning is TOC (Transit Oriented Corridor. Property zoning and architectural plans for division of building into 4 retail spaces are attached.

Building is situated on the East side of State Road 7/441. Located just north of Hallandale Beach Boulevard adjacent to Burger King. High visibility and traffic count makes this an ideal location for any business.

4,290 SF Freestanding Building

Exterior Property Photos

2615-2621 S. State Road 7
West Park, FL 33023



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4,290 SF Freestanding Building

Interior Photos

2615-2621 S. State Road 7
West Park, FL 33023

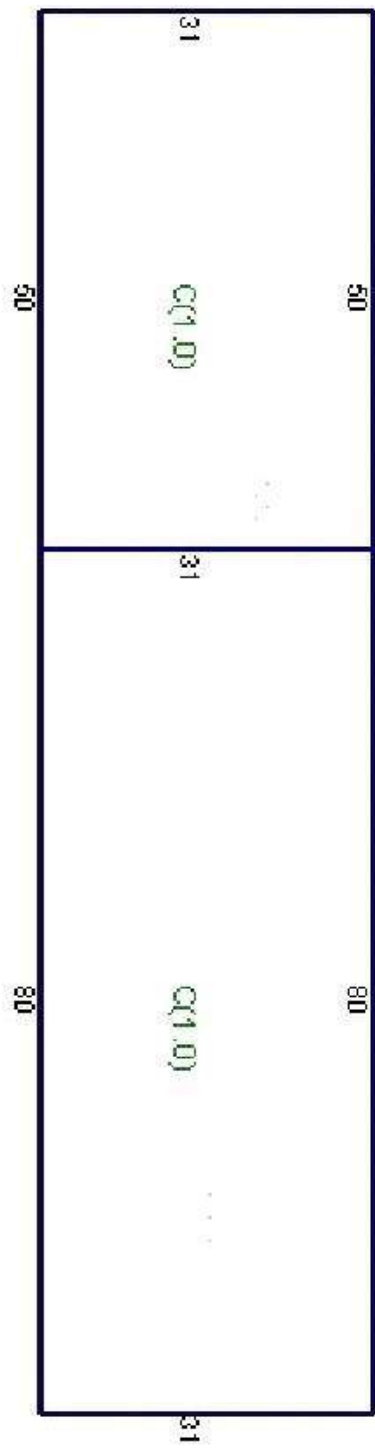


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4,0290 SF Freestanding Building

Building Sketch

2615-2621 S. State Road 7
West Park, FL 33023



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4,290 SF Freestanding Building

Air View

2615-2621 S. State Road 7
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2615-2621 S. State Road 7
West Park, FL 33023

Sec. 42-231. - Permitted uses.

Permitted principal uses in all business districts shall be limited to those uses specified in the master business list. Any use not specifically listed herein, but which is commercial in nature, shall be determined by the city administrator or designee to be permitted in the zoning district specifying the most similar use thereto. Refer to article II of this chapter, this division and division 2 of this article, for use restrictions.

Master Business List											
<p><i>P = Permitted</i> <i>C = Conditional</i> <i>A = Accessory use only</i> <i>SE = Special Exception</i></p>											
Use	B-1	B-2	B-3	C-1	OP	TOC	M-1	M-2	I-1	C-F	S-2
Accessory dwelling	A	A	A	A			P	P	A	A	
Adult entertainment establishment							P	P			
Adult video store							P	P			
Amusement center		P	P			P					
Ammunition reloading (handguns)							P	P			
Appliance store (major)		P	P	P							
Archery range											P
Assembly (premanufactured components)							P	P			
Auction house			P	P		SE					
Auditorium				P		P				P	
Automobile, truck and recreational vehicle accessories (sales and installation)		P	P	P		SE	P	P			
Automobile, truck and equipment auctions								P			

4,290 SF Freestanding Building

Uses Permitted

2615-2621 S. State Road 7

West Park, FL 33023

Automobile detailing or cleaning, other than automated carwash			SE	SE		SE	P	P			
Automobile repair garage, mechanical			SE	SE		SE	P	P			
Automobile paint and/or body shop				SE		SE	P	P			
Automobile storage or transport facility (operable vehicles)							P	P			
Aviation related uses (sales of planes, parts, ground support equipment, repairs and maintenance)								P			
Awning and canvas shop				P		P	P	P			
Bank or financial institution	P	P	P		P	P					
Bar, lounge, tavern or pub		SE	SE	SE		SE					
Barbershop, beauty salon, nail salon	P	P	P			P					
Bakery, retail	P	P	P			P					
Billiard center or pool hall		SE	SE			SE					
Bingo hall		P	P	P		SE					
Blood bank			P	P		SE					
Boarding or breeding kennel			P	P		SE	P	P			
Boat building, repair and dry storage ¹				P		SE	P	P			
Boating											P
Boat sales ¹			P	P		SE	P	P			
Botanical garden											P
Breweries and bottling facilities								P			

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2615-2621 S. State Road 7
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Bridle, foot or bicycle path										P
Bookstore, newsstand	P	P	P			P				
Bottled gas storage, filling or distribution ¹				P		SE				
Bowling center		P	P	P		P				
Bus terminal		P	P	P		P				
Cabinet or carpenter shop				P		P	P	P		
Carwash, self-service or automated		P	P	P		SE				
Catering or food delivery service	P	P	P	P		P	P	P		
Cemeteries										P
Child care center, preschool or adult day care	P	P	P			P			P	P
Civic and cultural centers						P			P	P
Clothing store	P	P	P			P				
Clothing manufacturing							P	P		
Club, private bottle			SE	SE		SE				
Club, private fraternal or lodge			P	P		P				
College or university									P	P
Coin laundry	SE	SE	SE			SE				
Commercial vehicle storage yard (nonaccessory)				P			P	P		
Community residential facilities						SE			P	P
Concrete batching or mixing								P		

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Concrete products manufacturing							P			
Contractor's shops				P		SE	P	P		
Contractor's shop and storage yard								P		
Convenience store	P	P	P	P		P				
Country club										P
Courts facilities									P	
Cosmetics and pharmaceuticals manufacturing							P	P		
Courier service		P	P	P		P	P	P		
Crematory for human or animal remains (no medical wastes)								P		
Dance club			P							
Dance studio or club						P				
Delicatessen	P	P	P			P				
Department store		P	P							
Dinner theater		P	P			P				
Dry cleaning or laundry drop-off and pickup	P	P	P	P						
Dry cleaning and laundry plant								SE		
Electronics sales or repair	P	P	P	P		P	P	P		
Employment agency, business and professional		P	P			P				
Employment agency, day labor			P	P		SE	P	P		
Equipment sales and rental ¹ (construction, industrial,				P		SE	P	P		

2615-2621 S. State Road 7
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agricultural)												
Escort or dating service			SE									
Essential services and utilities	P	P	P	P	P	P	P	P	P	P	P	P
Fabrics (canvas, textiles and vinyl) manufacturing								P				
Fairground												P
Fertilizer, compost and mulch compounding, storage and distribution								P				
Fire protection facilities									P	P		
Fishing pier or dock												P
Flea market, indoor			SE			SE						
Flooring store (carpet, tile, etc.)		P	P	P		P						
Florist	P	P	P			P						
Food processing, packaging and distribution, including meat packing (no slaughtering)							P	P				
Foot or bicycle path						P						
Funeral home, mortuary		SE	SE	SE		SE						
Furniture store		P	P			P						
Furniture manufacturing							P	P				
Gasoline station		SE	SE	SE		SE						
Glass and mirror shop			P	P		P	P	P				
Golf course												P

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Golf driving range			P							P
Golf, miniature			P							
Gym or fitness center		P	P			P				
Hardware store	P	P	P	P		P				
Health clinics									P	P
Hobby or craft store	P	P	P			P				
Holiday wayside stand			C	C	C		C			
Home improvement center			P	P						
Home improvement center up to 50,000 sq. ft.						P				
Hospitals									P	P
Hotel or motel			P			P				
Institutions for the homeless or indigent										P
Laboratory (medical, dental, research and development)		P	P	P	P	SE	P	P		
Laundry drop-off and pickup						P				
Lawn and garden shop	P	P	P	P		P				
Library, museum, art gallery and other such exhibitions		P	P			P			P	P
Lumberyard ¹				P		SE	P	P		
Machine shop								P		
Medical waste transfer station								SE		

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Miniature golf											P
Mobile collection center ¹		P	P	P		SE	P	P			
Motor freight terminal or moving and storage company								P			
Mobile food unit			C	C		C	C	C			
Nature trail											P
Nightclub		SE	SE			SE					
Nonprofit neighborhood social and recreational facilities									P		P
Nursing homes										P	
Offices (business, professional or showroom)	P	P	P	P	P	P	P	P			
Offices (medical, dental, psychiatric or chiropractic)	P	P	P		P	P					
Outdoor event	C	C	C	C		C			C	C	C
Package delivery service			P	P		P	P	P			
Package liquor, beer or wine		SE	SE	SE		SE					
Paint, sealant, coating or adhesive manufacturing								P			
Paper and cardboard products manufacturing (from premanufactured paper or cardboard)							P	P			
Parks, public and private						P					P
Parts store, vehicles or boats		P	P	P		P	P	P			
Pawnshop ^{1,2} (See Footnotes 1 and 2 below for applicability.)			SE	SE		SE					
Penal institutions										SE	

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Personal service shops (other than those specified herein)			P	P		SE						
Pest control service			P	P		P	P	P				
Petroleum products and bottled gas bulk storage								SE				
Pharmacy	P	P	P			P						
Picnic area						P						P
Plastic and vinyl product manufacturing (from premanufactured plastic or vinyl)							P	P				
Places of worship	P	P	P			SE				P	P	
Plant or produce sales			P	P	P	P						
Playground (children's)												P
Police protection facilities										P	P	
Post office	P	P	P			P	P					
Photocopy or small job printing shop	P	P	P	P	P	P						
Printing and engraving, bookbinding						P	P	P				
Recording or broadcasting studio (music, radio, television, film)			P	P	P	P	P	P				
Rehabilitation centers												P
Repair shop, household and personal items	P	P	P	P		P	P	P				
Residential (townhouses, garden apartments and high-rise units)						P						
Restaurant, fast-food			P	P	P		P	SE	SE			

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Restaurant, full-service	P	P	P	P		P					P
Restaurant, take-out	P	P	P	P		P	SE	SE			P
Retail store	P	P	P	P							
Retail store up to 50,000 square feet						P					
School, commercial (art, music, theatrical, business, technical)		P	P			SE					
School, public, private or parochial									P	P	
School, trade or vocational			P	P		SE	P	P			
Secondhand dealers ²		SE	SE	SE		SE					
Shopping center		P	P			P					
Sign manufacturing and painting							P	P			
Skateboard facility		P	P			SE					
Skating rink		P	P			SE					
Soft drink bottling ¹				P		SE					
Storage yards (operable vehicles, usable equipment or other items)								P			
Supermarket	P	P	P								
Supermarket up to 50,000 square feet						P					
Swap meet or outdoor flea market			SE	SE		SE					
Swimming pool											P
Swimming pool supplies and chemicals		SE	SE	SE		SE	SE	SE			

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Target range				SE		SE					
Tattoo shop			SE	SE		SE					
Tennis court											P
Theater		P	P			P					
Tool rental (small tools and equipment)		P	P	P		P	P	P			
Transportation facilities (airport, heliport, shipping port, etc.)							P	P			
Trash transfer station								P		P	
Upholstery shop		P	P	P		P	P	P			
Union hall			P	P		P	P	P			
Used vehicle sales			A	A			A	A			
Vehicle sales, rental or leasing (autos, trucks, recreational)			SE	SE		SE	P	P			
Veterinary clinic and hospital		SE	SE	SE		SE	SE	SE			
Video store	P	P	P			P					
Warehouse, self-storage			P	P		SE	P	P			
Warehouse, distribution							P	P			
Water area (lake, pond)											P
Water sports											P
Water and wastewater treatment plans and pumping stations										P	
Welding and sheet metal shops, machine shops								P			

4,290 SF Freestanding Building

Uses Permitted

2615-2621 S. State Road 7

West Park, FL 33023

Wholesale stores and warehouses							P	P				
Wireless communication facilities	P	P	P	P	P	P	P	P	P	P	P	P
¹ These uses shall not have street frontage onto State Road 7.												
² Not permitted within 1,000 feet of any other pawnshop or secondhand dealers.												

(Ord. No. 2007-02, exh. A, § 106, 2-21-2007; Ord. No. 2007-05, § 3, 5-1-2007; Ord. No. 2007-11, § 7, 8-1-2007; Ord. No. 2009-05, § 4, 6-17-2009; Ord. No. 2012-06, § 3, 6-20-2012)

2615-2621 S. State Road 7
West Park, FL 33023

The City of West Park, Broward County's newest municipality, created March 1, 2005, is located in southeast Broward County and consists of the neighborhoods of Miami Gardens, Carver Ranches, Lake Forest and Utopia. With more than 14,156 residents, the City of West Park is bordered by the cities of Hollywood to the north, Miami to the south, Pembroke Park to the east and Miramar to the west.

Broward County's newest municipality, created March 1, 2005, is located in southeast Broward County and consists of the neighborhoods of Miami Gardens, Carver Ranches, Lake Forest and Utopia. With more than 13,721 residents, the new city borders Miami-Dade County on the south, Pembroke Park on the east, Hollywood on the north and Miramar on the west.

The previously unincorporated neighborhoods of West Park embarked on the road to incorporation in 2004, after the Florida Legislature approved House Bill 1491, which provided for an election on November 2, 2004. Following a vote of 3,400 to 956 for incorporation, West Park was on its way to becoming Broward County's 31st city. After the election, residents elected an interim transition committee and held a series of workshops to gain input on the level of municipal-type services to be provided. It was decided that the new municipality would be known as West Park until consensus is reached on a permanent name.

On March 8, 2005, Eric H. Jones, Jr., was elected Mayor and four Commissioners were elected: Felicia M. Brunson, Thomas W. Dorsett, Sharon Fyffe and Rita (Peaches) Mack. They were sworn-in as the municipality's first elected leaders on March 10, 2005, and will guide West Park from an unincorporated area governed by the County to a fully functioning, independent city.

Residents in the multi-cultural municipality can enjoy three nearby County parks: Mary Saunders Park (4.43 acres), located within municipal boundaries, McTyre Park (19.03 acres) and Lake Forest Community Center (5.22 acres) both located in Pembroke Park. In addition, residents have easy access to State parks in the adjacent cities of Hollywood and Miramar. While most of West Park is composed of residential neighborhoods, the city has a number of business, commercial, and industrial parcels.

City Commission meetings are held the first and third Wednesday of each month, currently at the Carver Ranches Library which is located at 4735 SW 18th Street West Park, FL 33023. Meetings begin promptly at 7 PM. Agendas will be posted on this website by the Monday preceding the Commission meeting.

4,290 SF Freestanding Building

Construction Plans

CCREG

2615-2621 S. State Road 7
West Park, FL 33023

CONSTRUCTION PLANS FOR

2615 NORTH SR-7
WEST PARK
FLORIDA, 33023

PROPOSED INTERIOR BUILT OUT SITE PLAN IMPROVEMENT

JUNE. 11, 2019

FBC 2017

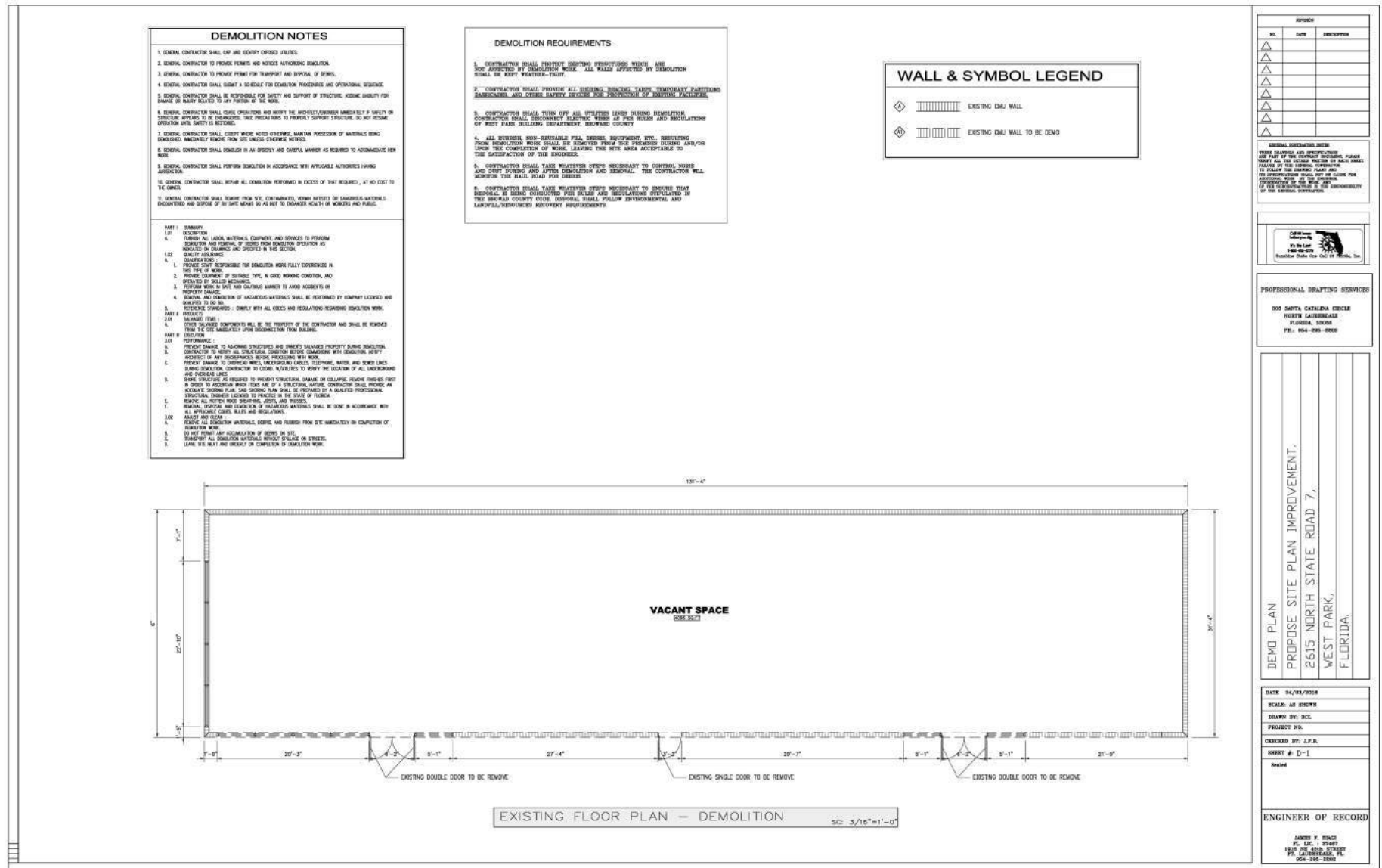
OCCUPANCY
GROUP "B"
BUSINESS

TYPE VS
CONSTRUCTION

NOTES:
ALL SEAS, SHOWN PLANS & ARRANGEMENTS INDICATED OR REPRESENTED BY THESE
DRAWINGS ARE OWNED BY AND THE PROPERTY OF THE ARCHITECT OR DESIGNER OF
RECORD. NO PART OF THESE PLANS OR ANY INFORMATION CONTAINED HEREIN IS TO BE
REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR
MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION
SYSTEMS WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT OR ENGINEER OF RECORD.

SITE DATA

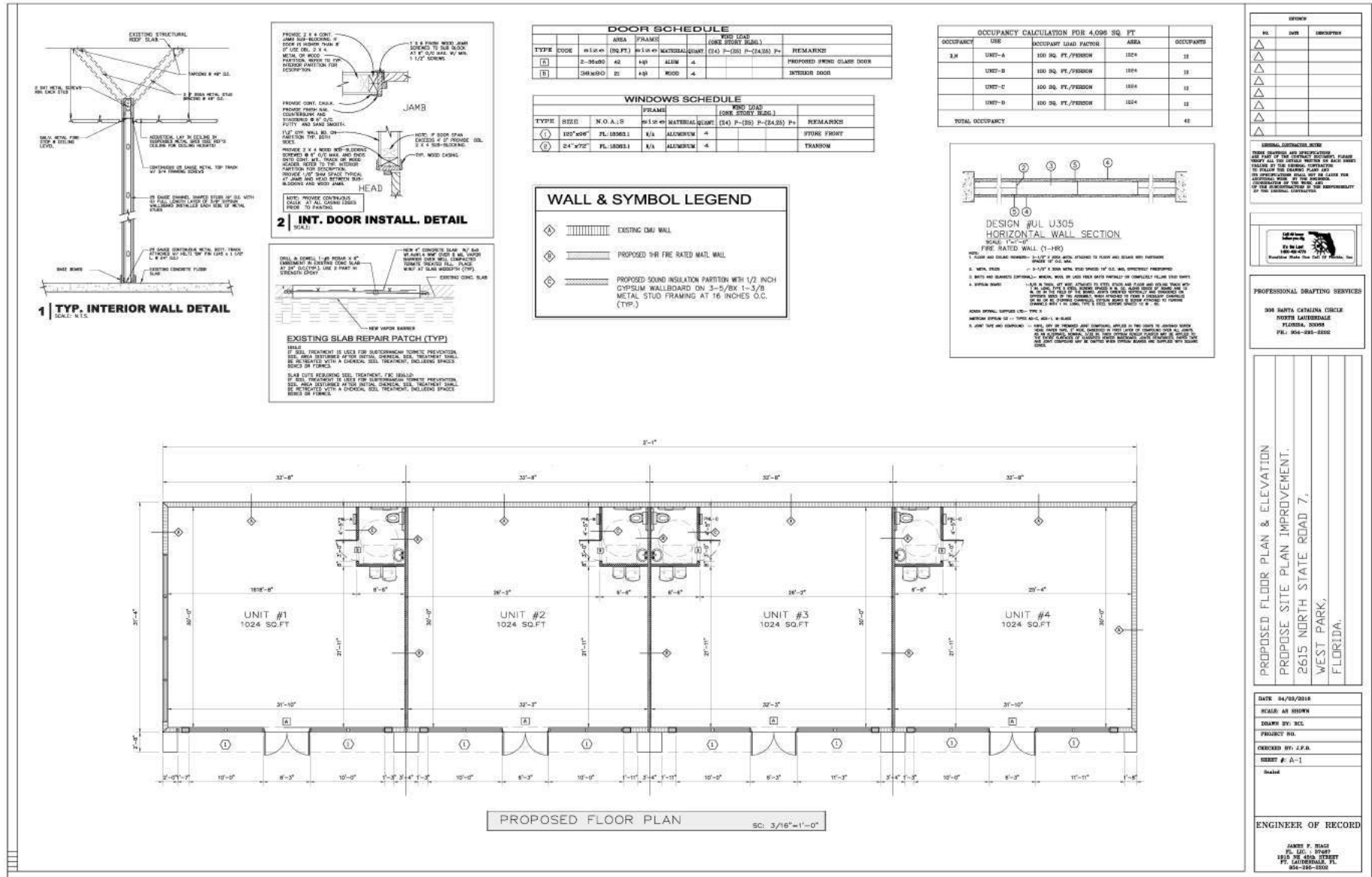
PROPERTY ADDRESS: 2615 N. SR-7, WEST PARK, FL 33023
LEGAL: PLAT 11, BLOCK 3, OF "WALKER GARDENS ESTATE" ACCORDING TO
THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 88, PAGE 8 OF THE
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LOTS 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 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4,290 SF Freestanding Building

Proposed Floor Plan

2615-2621 S. State Road 7
West Park, FL 33023

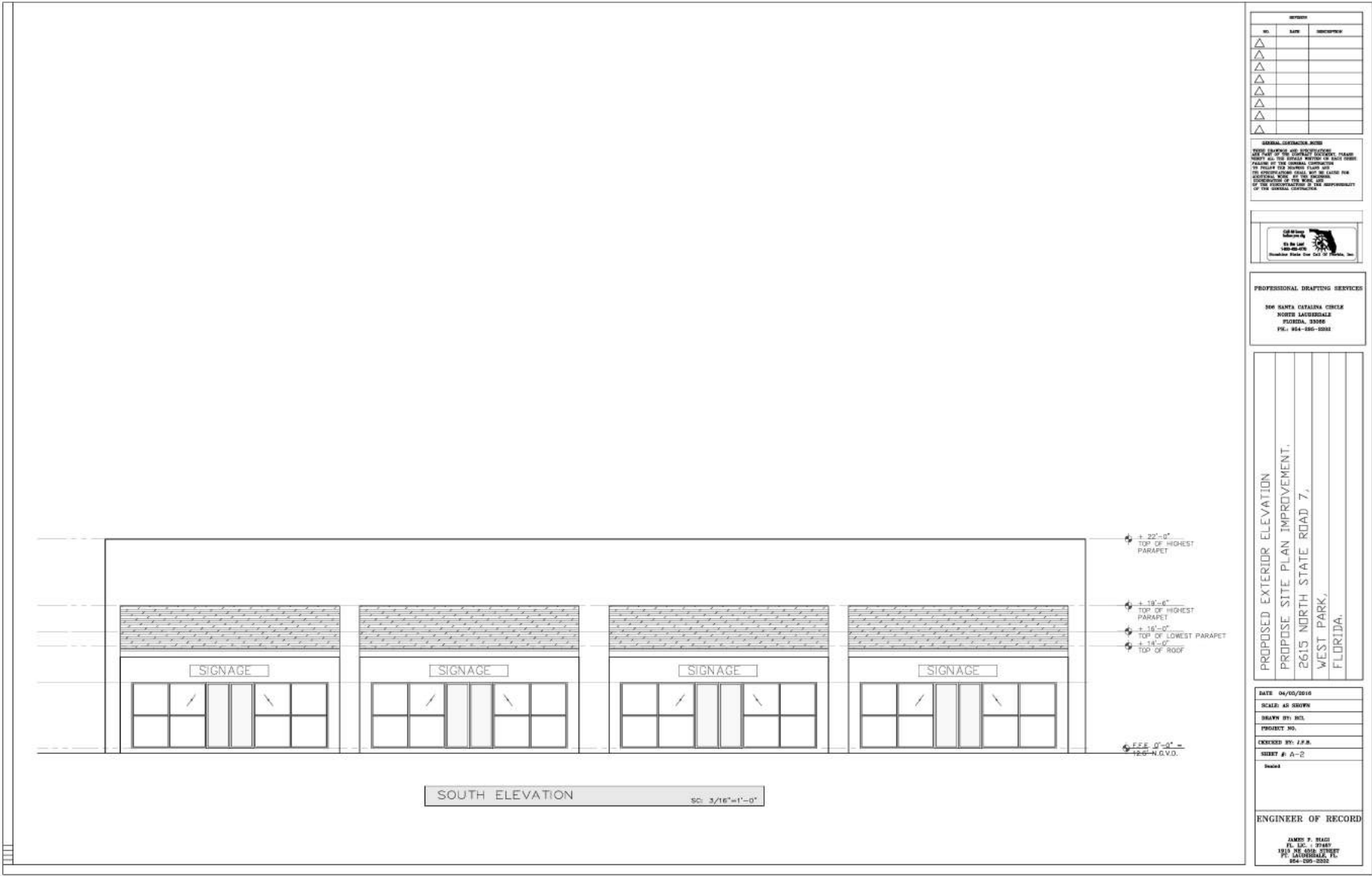


4,290 SF Freestanding Building

Proposed Elevations

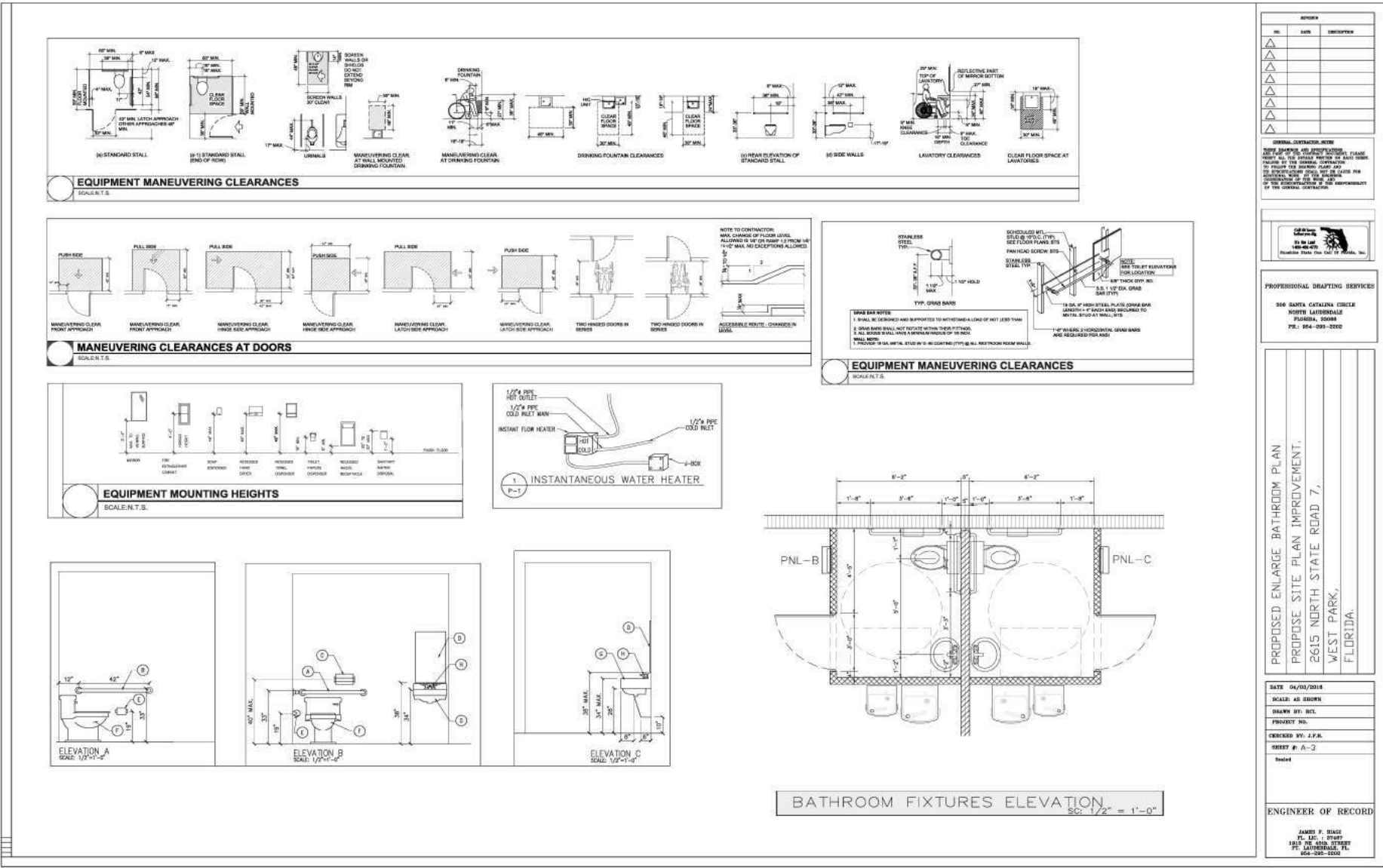


2615-2621 S. State Road 7
West Park, FL 33023



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2615-2621 S. State Road 7
West Park, FL 33023

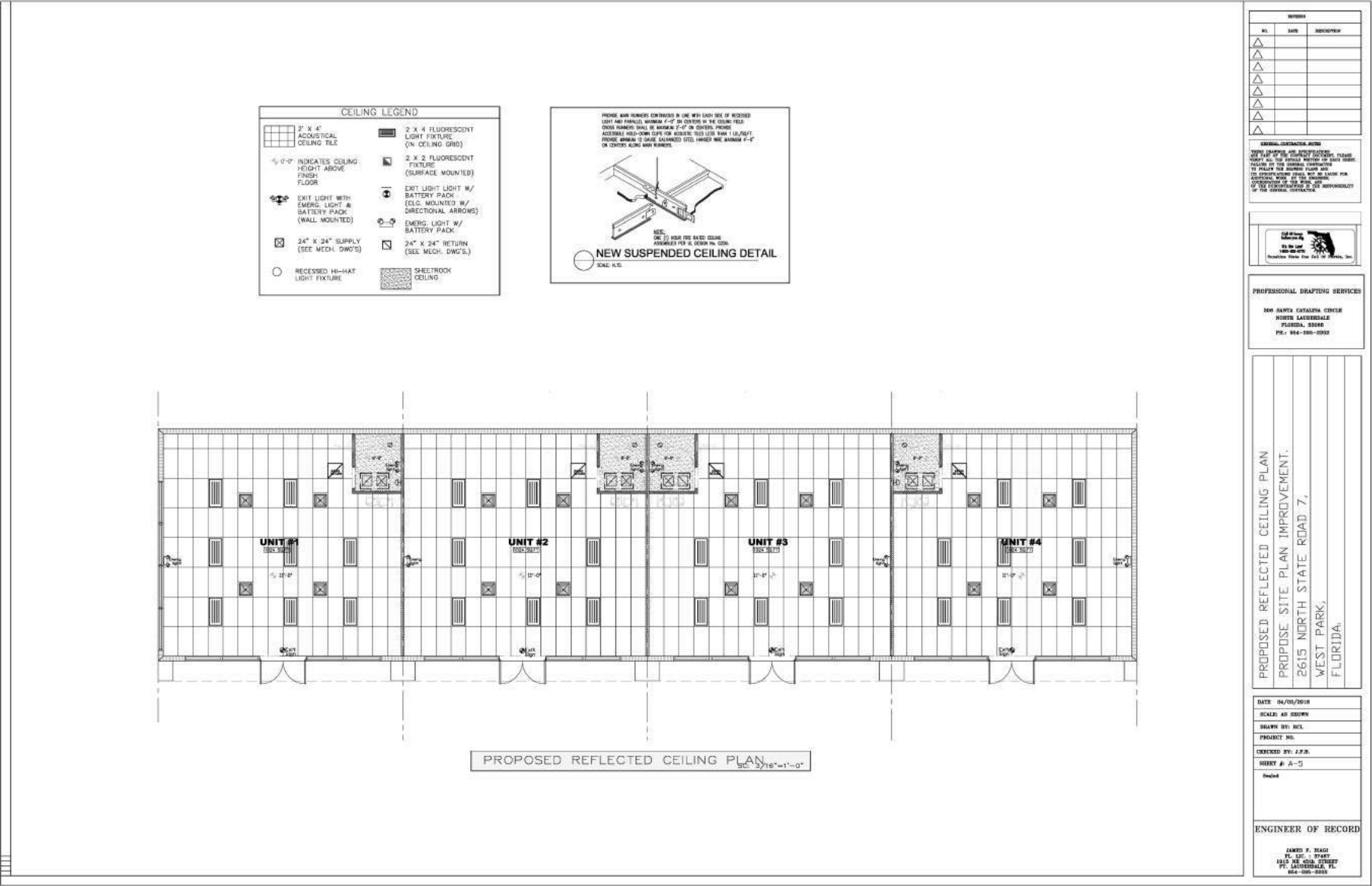


4,290 SF Freestanding Building

Proposed Reflected Ceiling Plan



2615-2621 S. State Road 7
West Park, FL 33023



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NOTE:
1. ALL EXISTING ELEVATIONS MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION. PROPOSED GRADING PLAN IS BASED ON LIMITED EXISTING GRADES. PRIOR TO CONSTRUCTION, CONTRACTOR TO OBTAIN ADDITIONAL EXISTING GRADES AND CONTACT EDR IF DISCREPANCIES.

NOTE:
EXISTING FIRE HYDRANT IS LESS THAN 100
FEET FROM PROPOSED SITE.(EXISTING
BUILDING)







Figure 1: Concrete Wheelstop Detail. This cross-sectional diagram shows the installation of a wheelstop at the edge of an asphalt pavement. A precast concrete wheelstop, 8 to 12 inches long, is embedded into a 3-inch deep groove cut into the asphalt. The wheelstop is secured with a 1/2 inch diameter, 3/4 inch long anchor bolt that is anchored into the compacted subgrade below the asphalt. The top surface of the wheelstop is finished with a 1/2 inch diameter, 3/4 inch long anchor bolt. The diagram also shows the edge of the asphalt, the compacted subgrade, and the compacted bituminous material. Dimensions are given in inches.

Diagram illustrating the detail of a Type 'D' Concrete Curb. The curb is shown in cross-section, with dimensions: 18" height, 12" width, and 24" width. The curb is labeled "TYPE 'D' CONCRETE CURB". The base is labeled "ASPHALT PAVEMENT" and "EMBEDDED BASE".

The diagram illustrates a cross-section of a road structure. From left to right, it shows a 'MAX 4:1 SLOPE' with a '9.30c' depth. The main road surface consists of a '17" STABILIZED SUB-BASE, W/4 MIN. LSR-100' layer, which is 'COMPACTED TO 95% OF THE MAX. DENSITY AS DETERMINED BY AASHTO T-180'. Above this is a '12" STABILIZED SUB-BASE, W/4 MIN. LSR-100' layer, also 'COMPACTED TO 95% OF THE MAX. DENSITY AS DETERMINED BY AASHTO T-180'. The top layer is 'ASPHALT PAVING' with a '1" MIN.' thickness. A 'SHALLOW SINK' is indicated with a '4.6'' width. A '10.7'' dimension is shown for the main road width. A '15.30' dimension is shown for the total width including the slope. A '1" MIN.' dimension is shown for the asphalt paving layer. The diagram is labeled 'SECTION A-A' and 'N.T.S.' (Not To Scale).

8" LIMEROCK BASE W/A MIN. LBR-100,
COMPACTED TO 98% OF THE MAX.
DENSITY AS DETERMINED BY AASHTO T-

LEGEND

	PROPOSED CONCRETE
	PROPOSED ASPHALT
	PROPOSED SURFACE FINISH
	EXISTING ELEVATION
	PROPOSED GRADE
	PROPOSED CATCH BASIN

PAVING, GRADING & DRAINAGE PLAN

SCALE: 1" = 10'

REVISION		
NO.	DATE	DESCRIPTION
△	11/08/76	DEAD-END CORRECTION
△		
△		
△		
△		
△		

GENERAL CONTRACTOR'S NOTE

THOSE CHANGES AND ADDITIONS ARE PART OF THE CONTRACT DOCUMENTS, FORMS AND ALL THE DETAILS WRITTEN ON EACH SHEET FOLLOWED BY THE GENERAL CONTRACTOR TO FULFILL THE WORKMAN PLAN AND PERFORMANCE. THE WORKMAN SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY ADDITIONAL WORK OF THE EMPLOYER. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECTION OF THE WORK, AND OF THE PERFORMANCE OF THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

Call 813-966-
Interpave, Inc.
P.O. Box 1000
1400-400-0170
Henderson State One Call: 813-966-1000

PROPOSED CIVIC PLAN
SITE PLAN IMPROVEMENT
2615 SOUTH STATE ROAD 7,
WEST PARK,
FLORIDA

DATE 04/03/2016
SCALE: AS SHOWN
DRAWN BY: RCL
PROJECT NO.
CHECKED BY: J.F.B.
SHEET # C-1
Signed & Sealed

ENGINEER OF RECORD

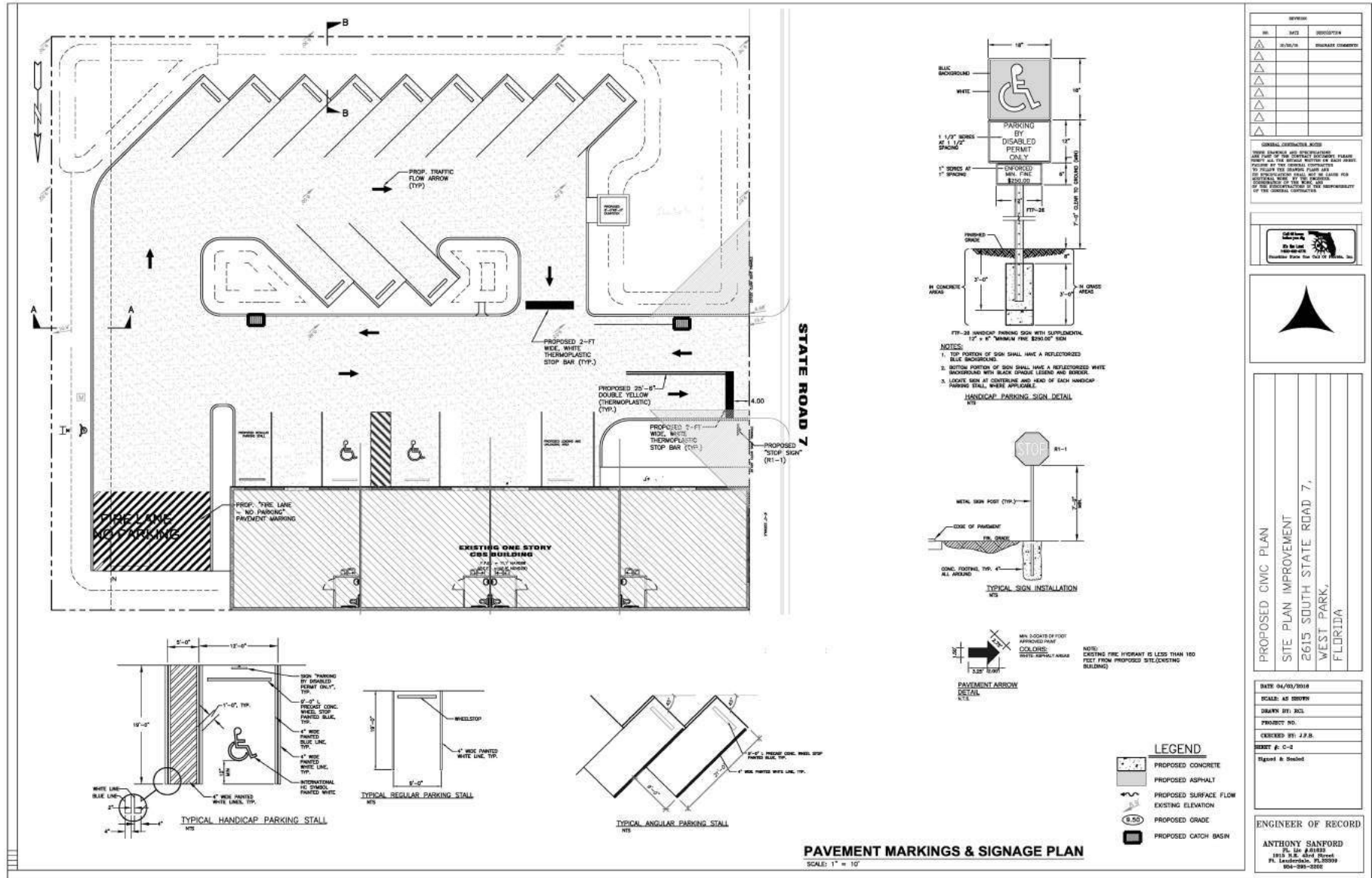
ANTHONY SANFORD
Fl. Lic # 01888
1915 N.E. 42nd Street
Ft. Lauderdale, FL 33309
954-295-2202

4,290 SF Freestanding Building

Proposed Civil Plan 2

CCREG

2615-2621 S. State Road 7
West Park, FL 33023



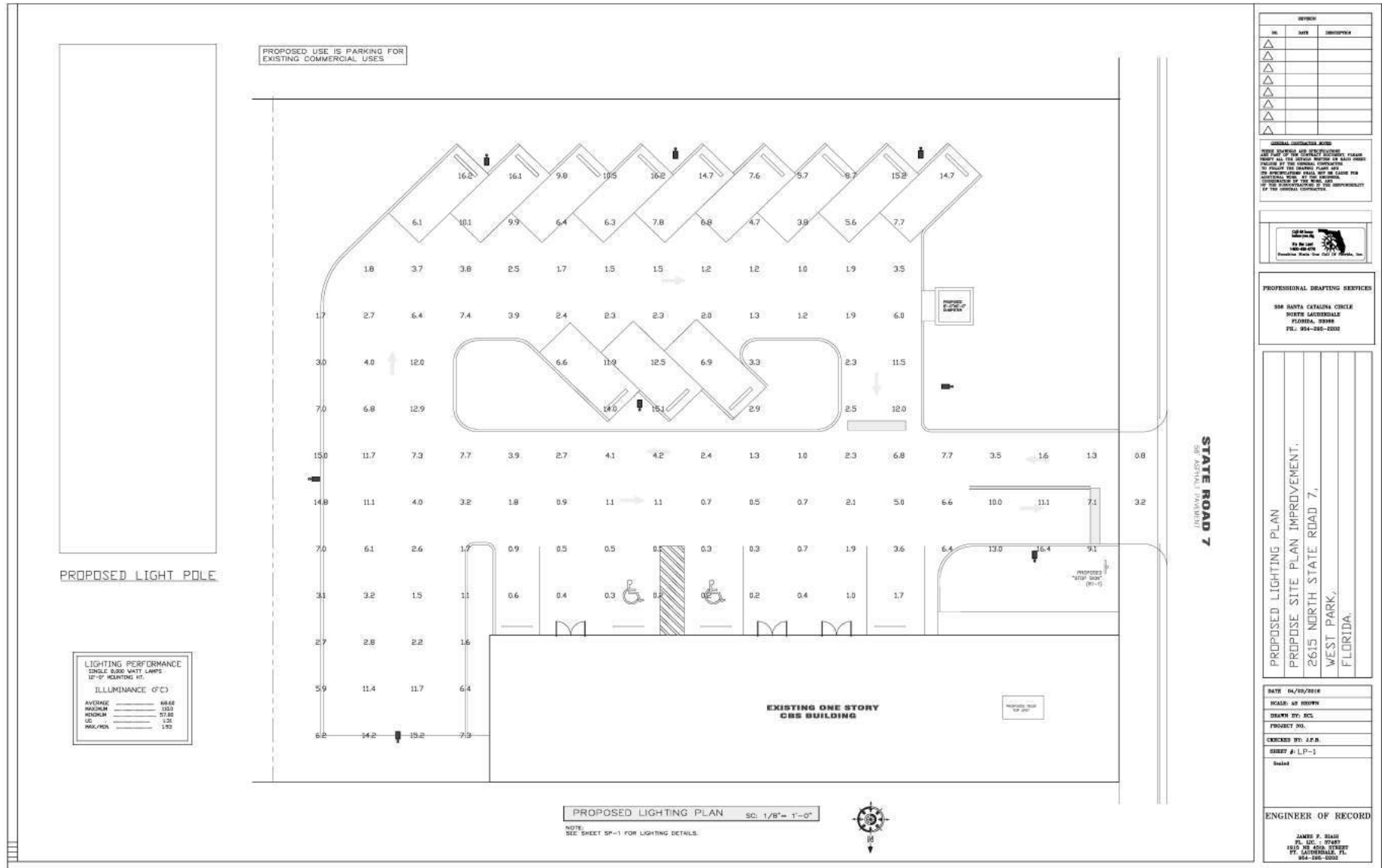
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4,290 SF Freestanding Building

Proposed Lighting Plan

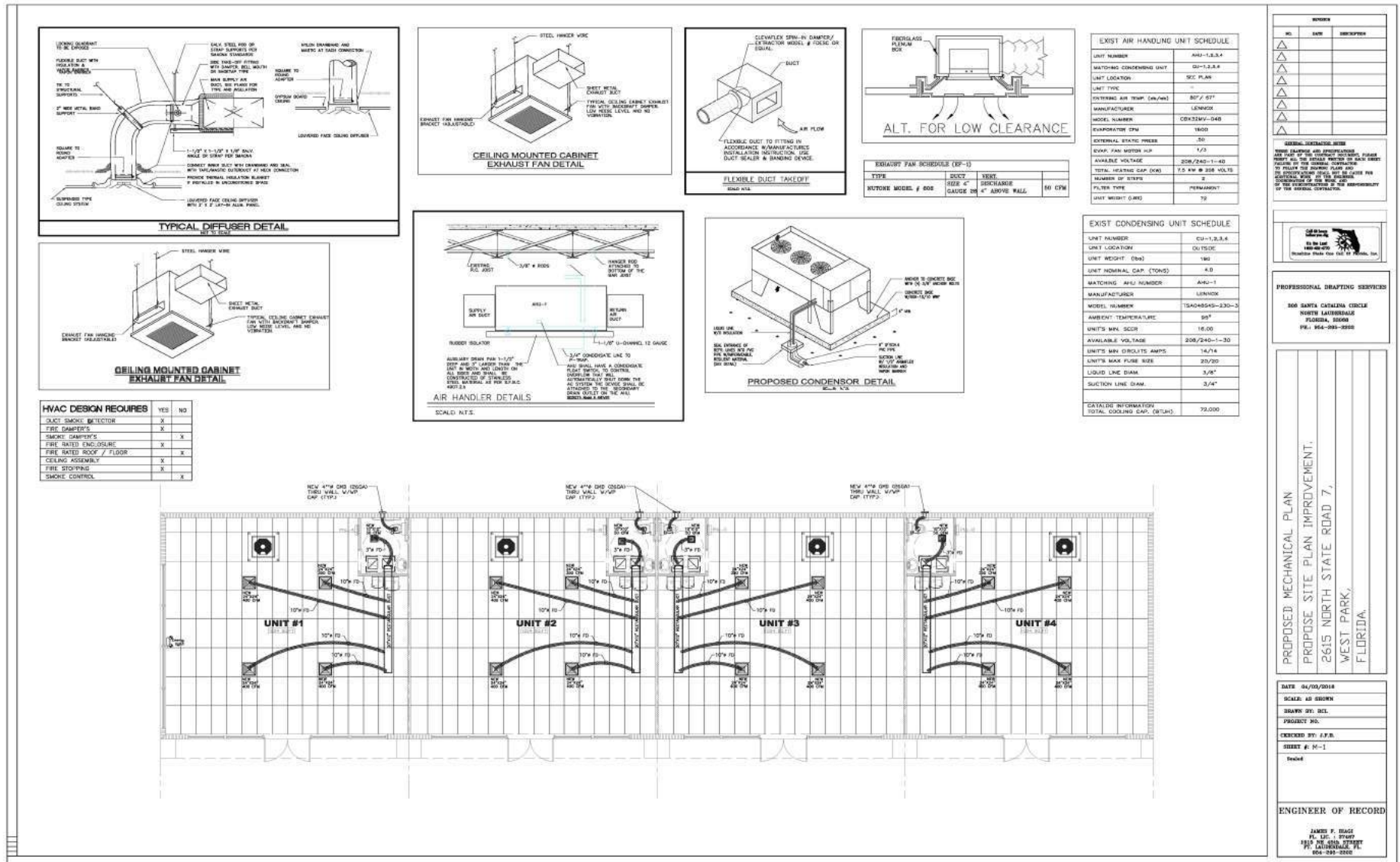
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2615-2621 S. State Road 7
West Park, FL 33023



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2615-2621 S. State Road 7
West Park, FL 33023



4,290 SF Freestanding Building

Proposed Electrical Plan

CCREG

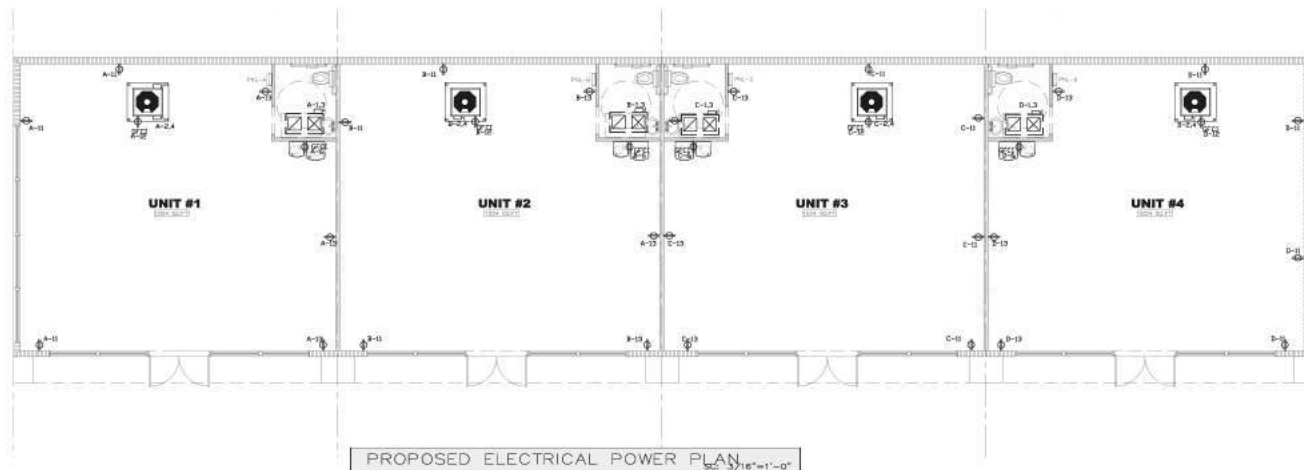
2615-2621 S. State Road 7
West Park, FL 33023

PANEL "A" ELECTRICAL SCHEDULE									
BRK 100A	SERVICE 100/200-SP-4W	LOCATION SEE PLAN	LOCATION SEE PLAN	SERVICE 100/200-SP-4W	BRK 100A				
CONC. BRK	wire	voltage	wire	location	CONC. BRK				
5/4	40	#10	240	800	ABD-1	1	2	CO-1	
						3	4		
1/2	20	#10	120	GENERAL LIGHTING	5	8	WATER PUMP/FA	1000	120
						7	8	WINDOW DISPLAY	1000
1/2	20	#10	120	RECEIPT	9	10	RECEIPT	1000	120
1/2	20	#10	120	RECEIPT	11	12	RECEIPT	1000	120
1/2	20	#10	120	RECEIPT	13	14	RECEIPT	1000	120
					15	16	RECEIPT	1000	120
					17	18	RECEIPT	1000	120
					19	20	RECEIPT	1000	120
					21	22	RECEIPT	1000	120
					23	24	RECEIPT	1000	120
TOTAL LOAD= 14.4KW = 63.2 AMP									

PANEL "B" ELECTRICAL SCHEDULE									
BRK 100A	SERVICE 100/200-SP-4W	LOCATION SEE PLAN	LOCATION SEE PLAN	SERVICE 100/200-SP-4W	BRK 100A				
CONC. BRK	wire	voltage	wire	location	CONC. BRK				
5/4	40	#10	240	800	ABD-1	1	2	CO-1	
						3	4		
1/2	20	#10	120	GENERAL LIGHTING	5	8	WATER PUMP/FA	1000	120
						7	8	WINDOW DISPLAY	1000
1/2	20	#10	120	RECEIPT	9	10	RECEIPT	1000	120
1/2	20	#10	120	RECEIPT	11	12	RECEIPT	1000	120
1/2	20	#10	120	RECEIPT	13	14	RECEIPT	1000	120
					15	16	RECEIPT	1000	120
					17	18	RECEIPT	1000	120
					19	20	RECEIPT	1000	120
					21	22	RECEIPT	1000	120
					23	24	RECEIPT	1000	120
TOTAL LOAD= 14.4KW = 63.2 AMP									

PANEL "C" ELECTRICAL SCHEDULE									
BRK 100A	SERVICE 100/200-SP-4W	LOCATION SEE PLAN	LOCATION SEE PLAN	SERVICE 100/200-SP-4W	BRK 100A				
CONC. BRK	wire	voltage	wire	location	CONC. BRK				
5/4	40	#10	240	800	ABD-1	1	2	CO-1	
						3	4		
1/2	20	#10	120	GENERAL LIGHTING	5	8	WATER PUMP/FA	1000	120
						7	8	WINDOW DISPLAY	1000
1/2	20	#10	120	RECEIPT	9	10	RECEIPT	1000	120
1/2	20	#10	120	RECEIPT	11	12	RECEIPT	1000	120
1/2	20	#10	120	RECEIPT	13	14	RECEIPT	1000	120
					15	16	RECEIPT	1000	120
					17	18	RECEIPT	1000	120
					19	20	RECEIPT	1000	120
					21	22	RECEIPT	1000	120
					23	24	RECEIPT	1000	120
TOTAL LOAD= 14.4KW = 63.2 AMP									

PANEL "D" ELECTRICAL SCHEDULE									
BRK 100A	SERVICE 100/200-SP-4W	LOCATION SEE PLAN	LOCATION SEE PLAN	SERVICE 100/200-SP-4W	BRK 100A				
CONC. BRK	wire	voltage	wire	location	CONC. BRK				
5/4	40	#10	240	800	ABD-1	1	2	CO-1	
						3	4		
1/2	20	#10	120	GENERAL LIGHTING	5	8	WATER PUMP/FA	1000	120
						7	8	WINDOW DISPLAY	1000
1/2	20	#10	120	RECEIPT	9	10	RECEIPT	1000	120
1/2	20	#10	120	RECEIPT	11	12	RECEIPT	1000	120
1/2	20	#10	120	RECEIPT	13	14	RECEIPT	1000	120
					15	16	RECEIPT	1000	120
					17	18	RECEIPT	1000	120
					19	20	RECEIPT	1000	120
					21	22	RECEIPT	1000	120
					23	24	RECEIPT	1000	120
TOTAL LOAD= 14.4KW = 63.2 AMP									



OWNER		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		



PROFESSIONAL DRAFTING SERVICE
306 SANTA CATALINA DRIVE
FORT LAUDERDALE
FLORIDA, 33304
TEL: 954-299-2888

PROPOSED ELECTRICAL POWER PLAN
PROPOSE SITE PLAN IMPROVEMENT.
2615 NORTH STATE ROAD 7,
WEST PARK,
FLORIDA.

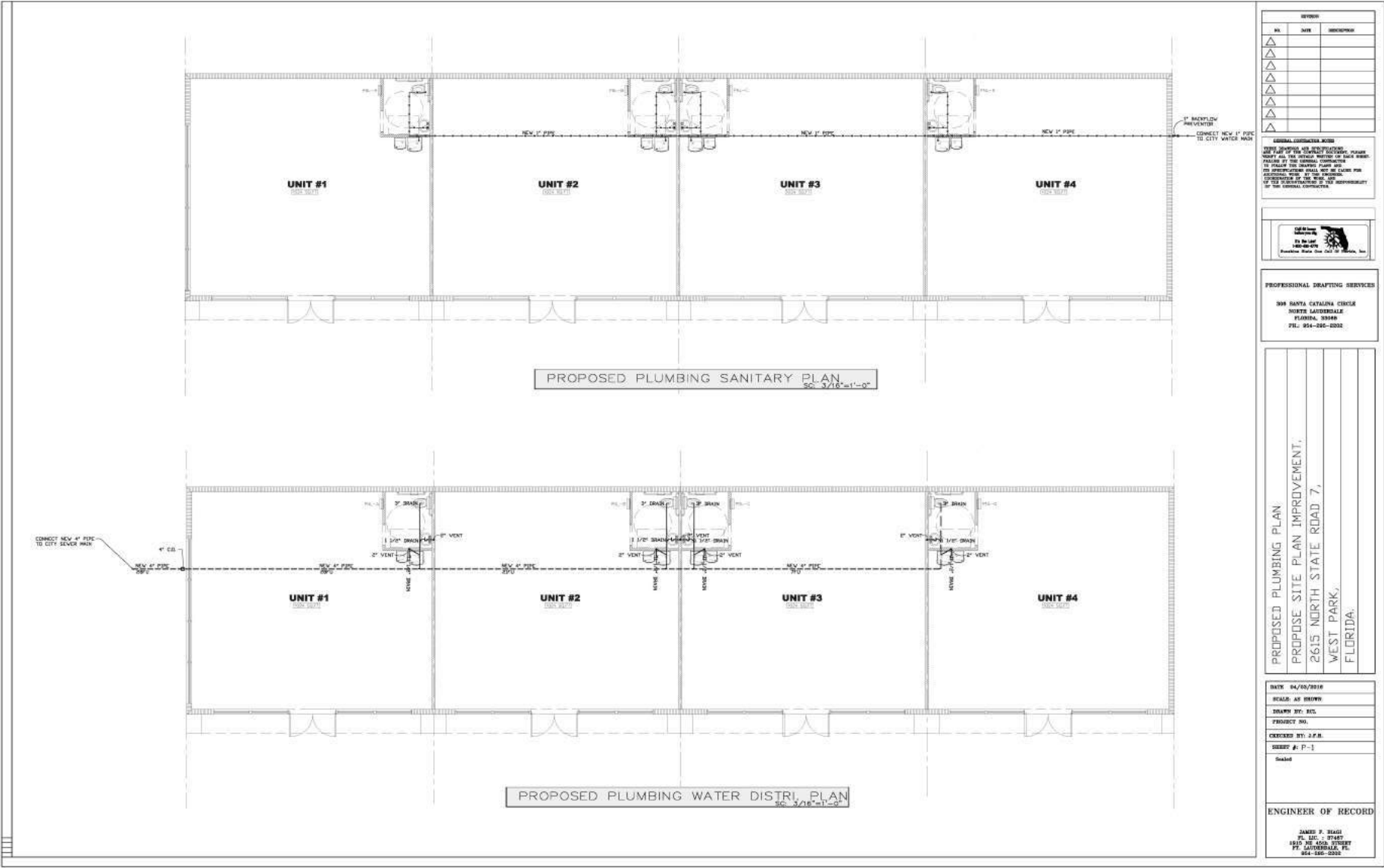
DATE: 04/05/2018
DRAWN BY: J. BLANK
CHECKED BY: J. BLANK
PROJECT NO.:
ENGINEER OF RECORD:
JAMES P. BLANK
P.E. License No. 12007
1800 N. AND STREET
FT. LAUDERDALE, FL
33601-2000

4,290 SF Freestanding Building

Proposed Plumbing Plan 1

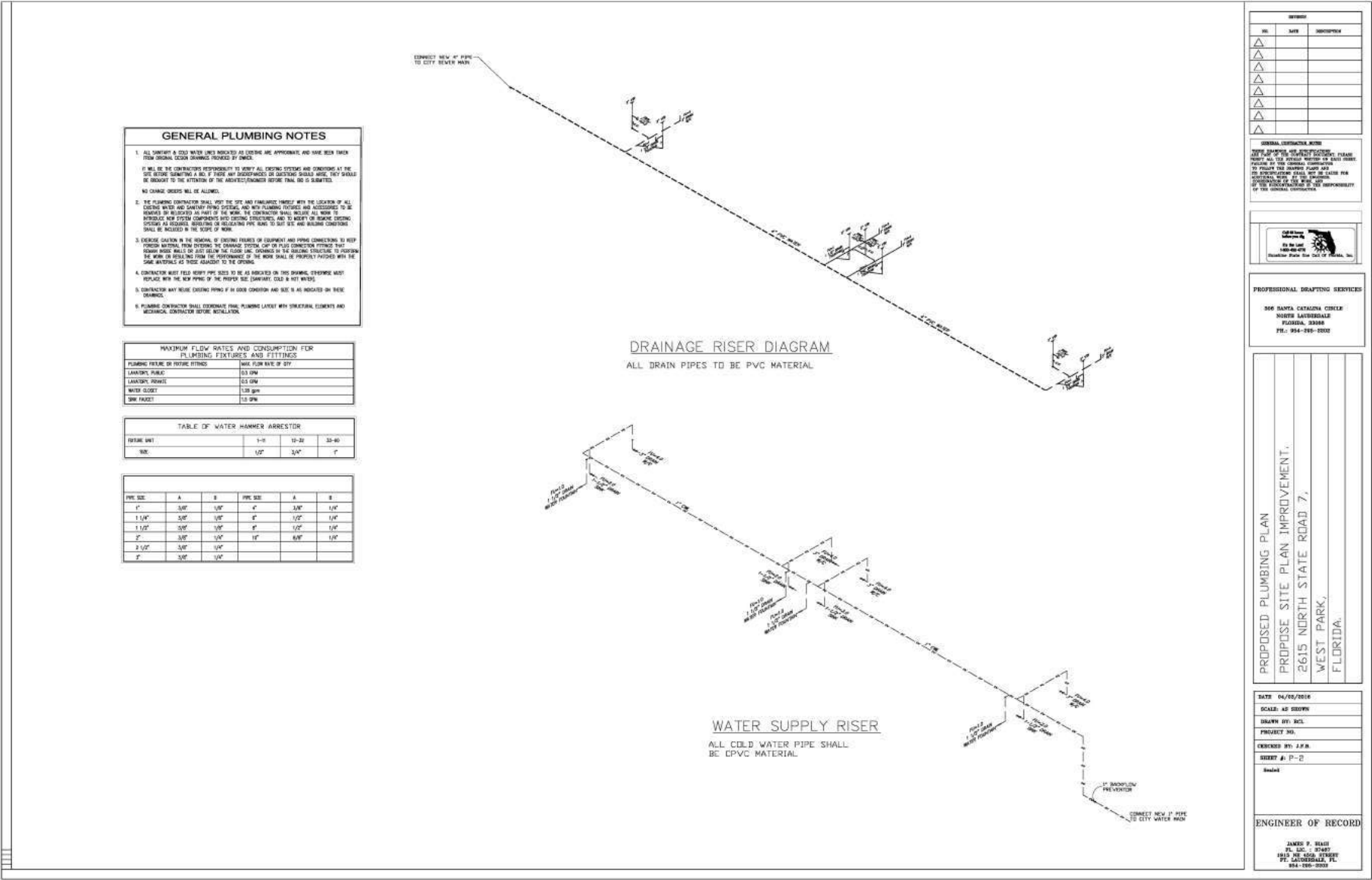


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West Park, FL 33023

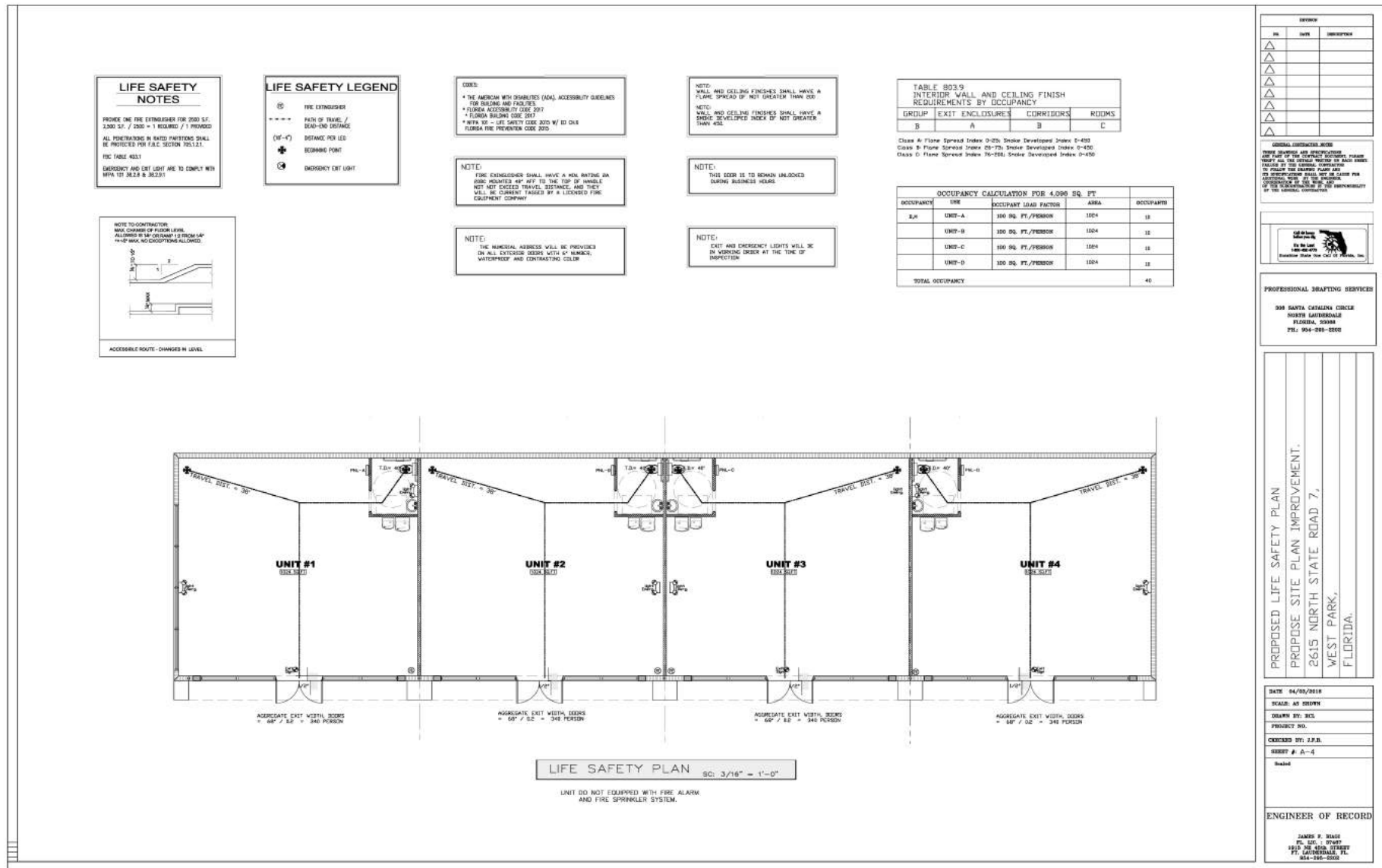


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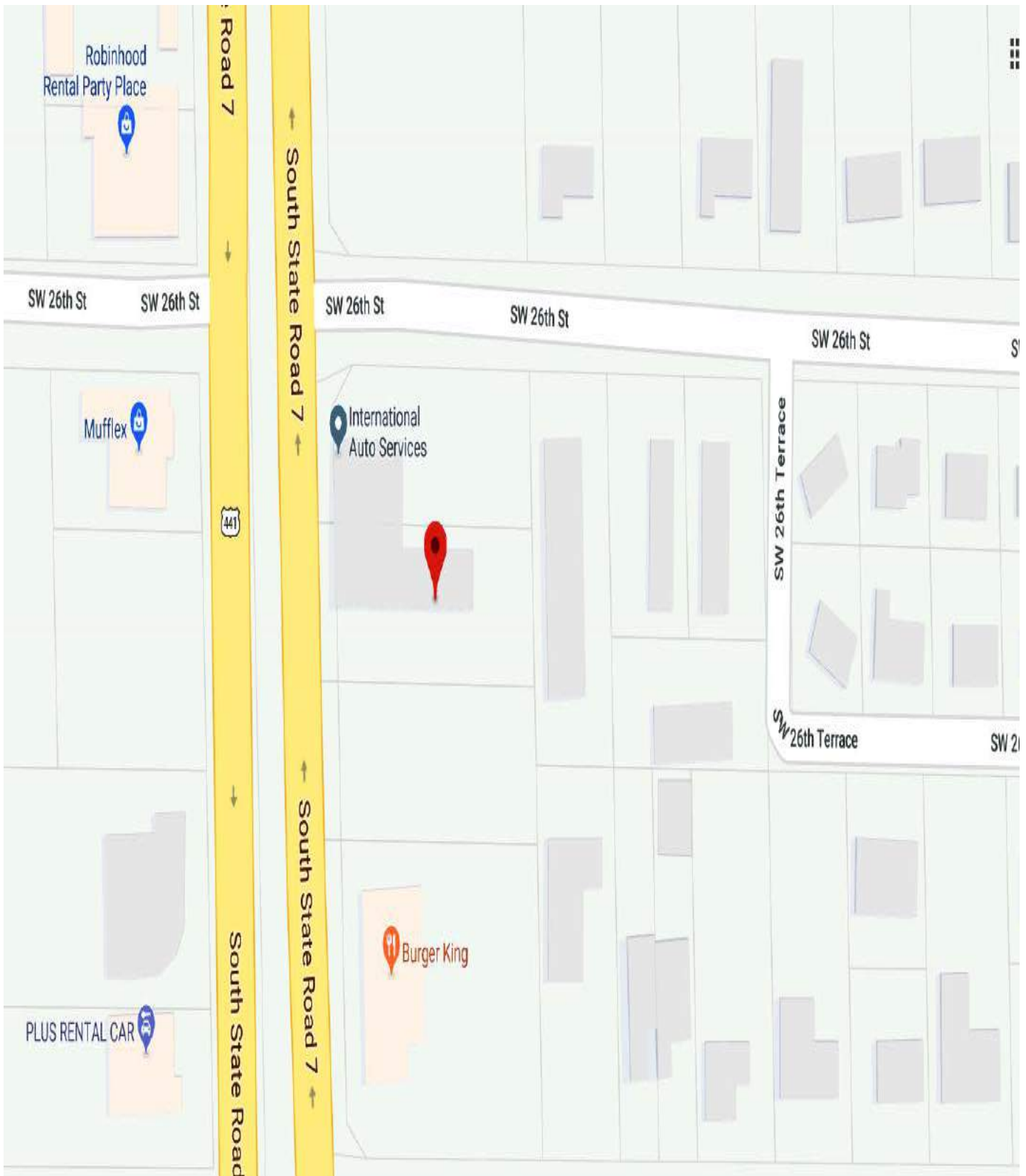
2615-2621 S. State Road 7
West Park, FL 33023



4,290 SF Freestanding Building

Street Map

2615-2621 S. State Road 7
West Park, FL 33023

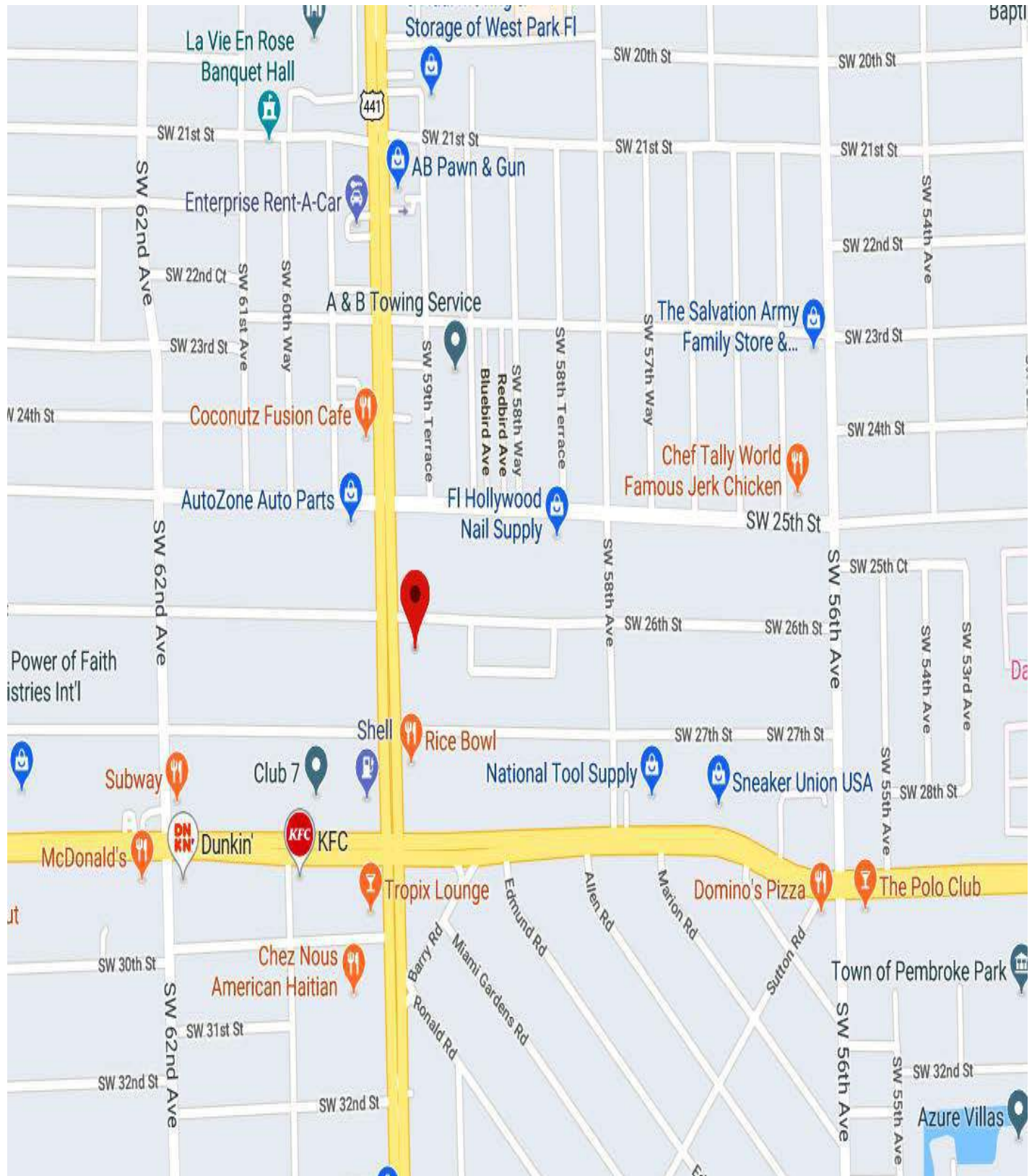


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4,290 SF Freestanding Building

Area Map

2615-2621 S. State Road 7
West Park, FL 33023



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4,290 SF Freestanding Building

Aerial Closeup

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West Park, FL 33023



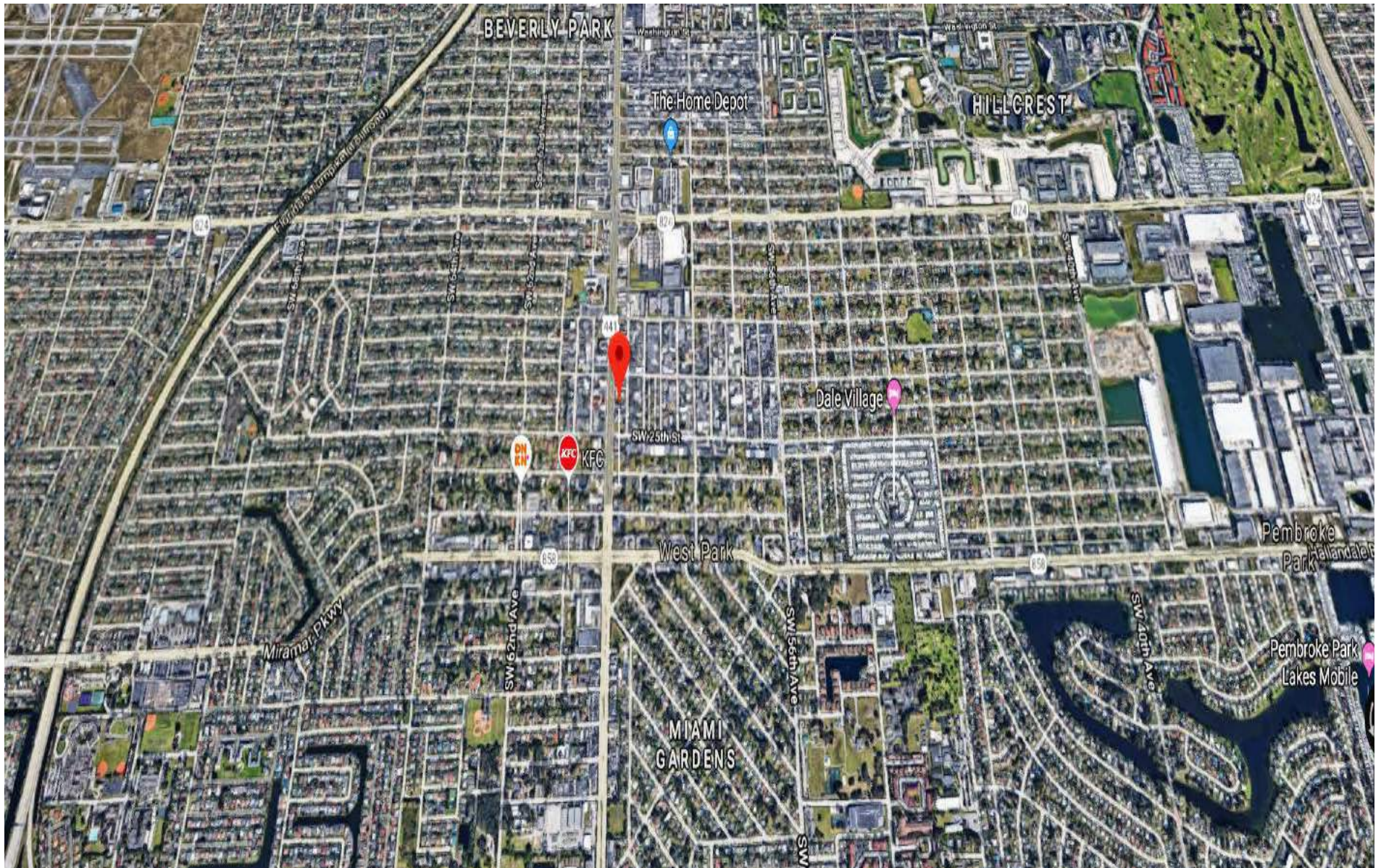
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4,290 SF Freestanding Building

Aerial

CCREG

2615-2621 S. State Road 7
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4,290 SF Freestanding Building

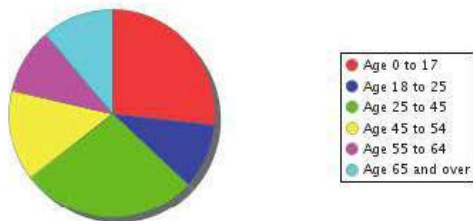
Demographics

2615-2621 S. State Road 7
West Park, FL 33023

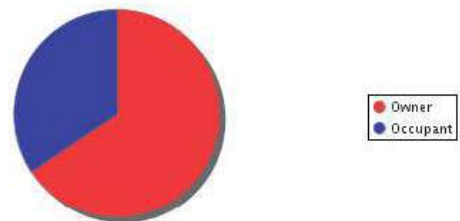
Demographic Overview For A 1 Mile Radius from Subject Property*

Persons	38,936	Families	9,438
Households	13,065	Persons Per Household	3
Percent Children	26.79 %		

Age Distribution



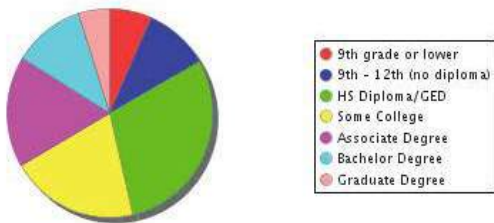
Occupancy - Rent vs Own



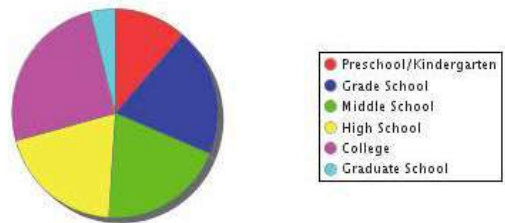
Source: 2010 Census / US Census Bureau

House Median Year Built	1969	Per Capita Income	\$19,619
Average Home Value	\$149,305	Average Household Income	\$45,057
Average Rent	\$1,219		

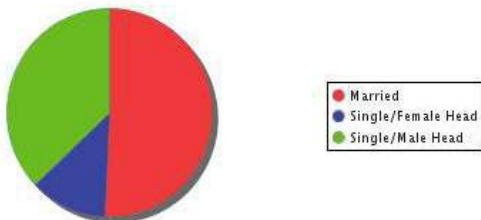
Education Attained



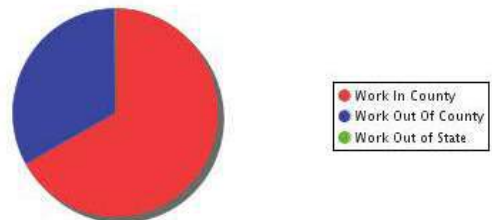
Education - Current Enrollment



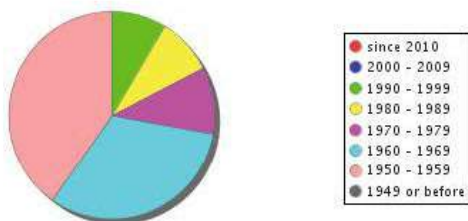
Family Type



Place Of Employment



Year Built Distribution



Occupation



Source: 2017 American Community Survey, 5 year estimates / US Census Bureau