

# PROJECT NARRATIVE

October 27, 2020



**Vista BMW Service Garage Addition**  
**744 North Federal Highway**  
**Pompano Beach, Florida**  
**PZ20-12000036**

**FSMY Project No.: 20015**

## **Project Narrative:**

Project consists of the new addition of an approximately 24,000 sf Service Garage to the existing recently renovated BMW Showroom located at 744 North Federal Highway in Pompano Beach. This addition will require the demolition of a portion of the existing Showroom building, this is the existing 6 bay Service Garage that encompasses approximately 6,700 sf and the existing 9,800 sf pre-engineered metal building Service Garage.

The new Service Garage will replace both existing Service Garage buildings with a new enclosed, air conditioned, state-of-the-art Service facility. The building will house 30 service bays, additional parts storage, and ancillary support areas for the facility. In addition, the building will also house a 2<sup>nd</sup> floor parking deck on the roof of the new service building for employees and inventory/service vehicles. Vehicles will enter the service facility through rapid opening & closing overhead doors located at the east end of the building and on the south side towards the west end of the building. This will eliminate any potential noise being generated by repair work on vehicles as may currently exist due to open garage doors in the existing non-conditioned Service Garage buildings.

Due to the constraints imposed by the Site and the necessity to maintain some of the Service bays in operation, it will be necessary to construct the project in two Phases.

**Phase 1:** This phase will consist of the demolition of the existing Service Garage portion of the building. Upon completion of the new Service Building (exclusive of the south ramp structure) and receipt of a TCO for the ground floor service, all service personnel will occupy the new building. This will allow the demolition of the southern metal service building.

**Phase 2:** Upon vacancy of the exiting metal service building, this building will be demolished in its entirety. This will allow the construction of the Service Garage ramp, Detail Bays and Photobooth. Upon completion of the Ramp, we will proceed with securing a final C.O.

The site will have a new storm drainage system installed to correct the current flooding situation. General landscaping and other amenities will also be included in the project scope.