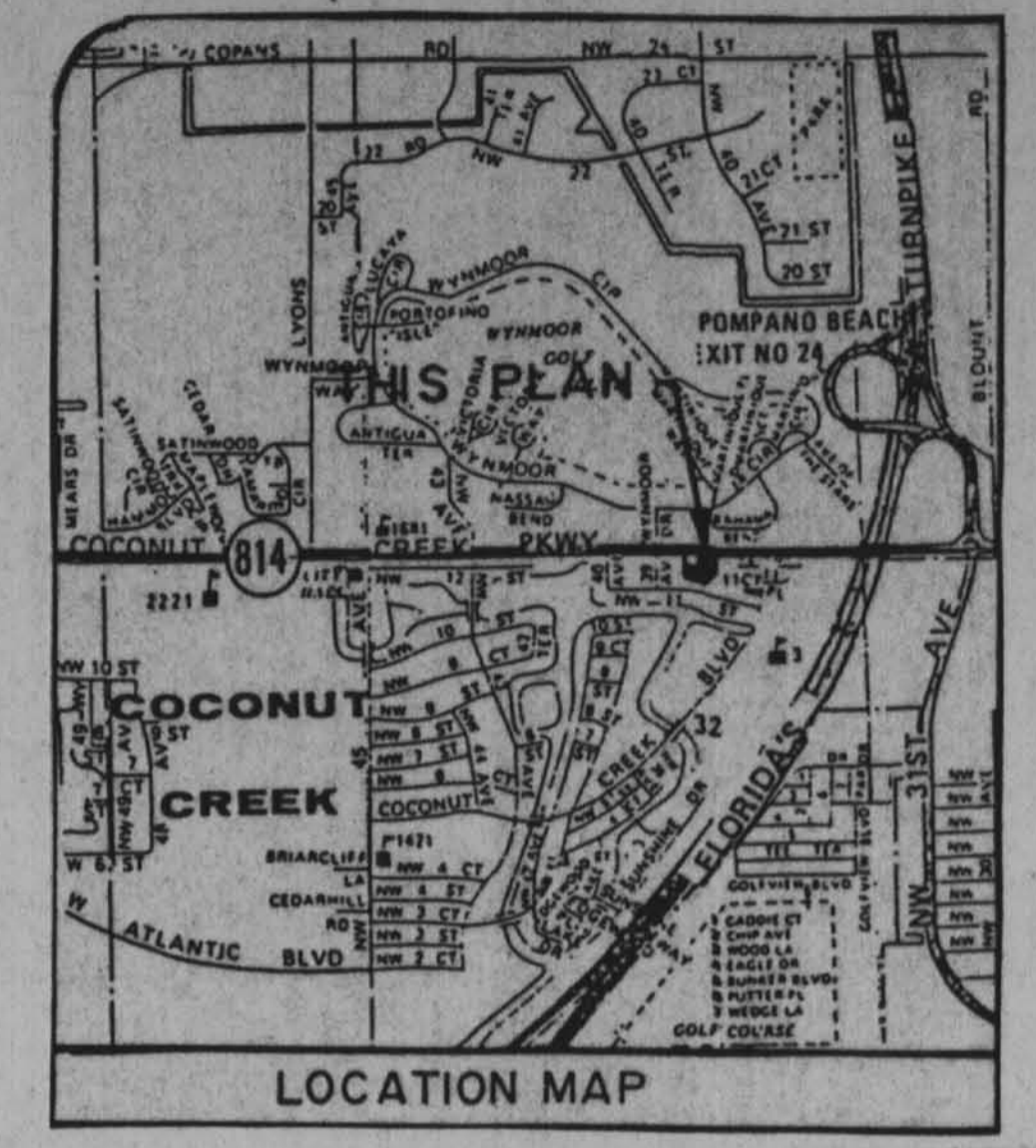


REVISIONS	BY
2-19-88	
2-28-88	CONVERTED TO DEC



**LAND DESCRIPTION**

A portion of the Northeast 1/4 of Section 32, Township 48 South, Range 42 East, being more particularly described as follows:

Common at the Northwest corner of the Northeast 1/4 of said Section 32 and run South 00° 46' 54" West, along the West line of said Northeast 1/4 for 51.95 feet to the South Right-of-Way line of Atlantic Boulevard Extension (State Road No. 818); thence South 89° 56' 40" East, along said South Right-of-Way line for 326.38 feet to the Point of Beginning of the parcel of land hereinafter described; thence continue South 89° 56' 40" East, along the last described described; thence South 03° 03' 20" West at right angles to the last mentioned course for 247.70 feet; thence South 30° 11' 56" West, for 359.53 feet; (said last mentioned two courses being coincident with the westerly boundary of "COCONUT CREEK ALLSTATE SITE", as recorded in Plat Book 86, Page 4, Public Records of Broward County, Florida); thence North 50° 41' 51" West, along the northerly boundary line of "COCONUT CREEK 4TH SECTION", as recorded in Plat Book 56, Page 36, Public Records of Broward County, Florida; for 423.25 feet; thence North 02° 02' 02" West for 351.85 feet to the Point of Beginning, lying and being in Broward County, Florida, and inclusive of the last 20 feet of "Fla. Inter. Federal", according to the Plat thereof, as recorded in Plat Book 105, Page 33, Public Records of Broward County, Florida.

LESS commencing at the Northwest corner of the Northeast 1/4 of Section 32, Township 48 South, Range 42 East, proceed South 0° 46' 54" West, 51.95 feet to a point; thence proceed South 89° 56' 40" East, a distance of 351.38 feet to the Point of Beginning; thence proceed South 03° 03' 20" West, 180 feet to a point; thence proceed South 89° 56' 40" East 100 feet to a point; thence proceed North 03° 20' East, for a distance of 180 feet to a point; thence proceed North 89° 56' 40" West for a distance of 100 feet to the Point of Beginning, according to the Public Records of Broward County, Florida.

**SITE CALCULATIONS**

TOTAL AREA	230,027 sq. ft.	5.28 ACRES
BUILDING COVERAGE AREA	37,811 sq. ft.	0.86 ACRES
IMPROVED AREA	117,231 sq. ft.	2.68 ACRES
UNIMPROVED AREA	74,985 sq. ft.	1.72 ACRES

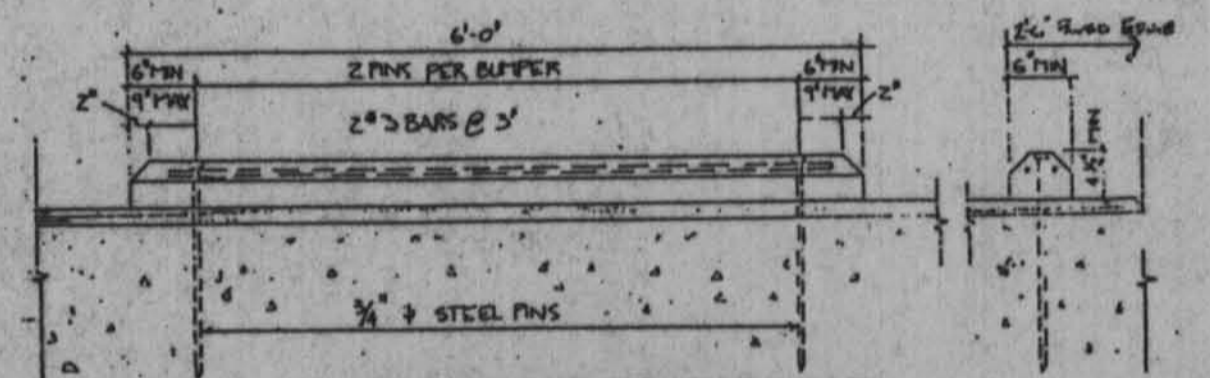
**STORY FLOOR AREA**

Building "A" (2 stories)	19,300 sq. ft.
Building "B" (1 story)	14,880 sq. ft.
Building "C" (proposed 1 story)	5,200 sq. ft.
<b>TOTAL</b>	<b>39,380 sq. ft.</b>

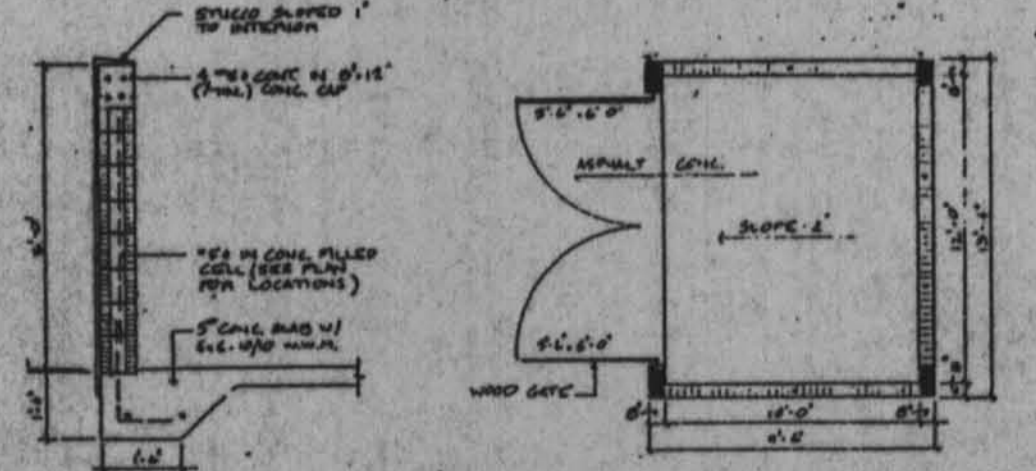
**PARKING CALCULATIONS / USE**

RESIDENTIAL "A"	2 INT. OFFICE SPACE - 19,342 sq. ft. - 1/200 + 10 users	= 107
CHILD CARE CENTER	8,500 sq. ft. - 3 spaces + 1 user + 8 sq ft.	= 14
OFFICE SPACE	14,500 sq. ft. - 1/200 + 1 space	= 78
RECREATION BUILDING	5,200 sq. ft. - 1/150 + 1 user	= 36
<b>TOTAL (MINIMUM REQUIRED)</b>		<b>235</b>
<b>AVAILABLE SPACES</b>		<b>241</b>

\* AP - ADDED PARKING SPACE  
 ⊕ - STOP SIGN  
 NOTE!  
 FIRE SPRINKLER WILL BE INSTALLED IN CHILD CARE UNIT IF REQUIRED BY CODE.



TYPICAL WHEEL STOP N.T.S.



DUMPSTER ENCLOSURE DETAIL N.T.S.



SCALE 1" = 30'-0"

REVISED SITE PLAN:  
 (FOR APPLICATION FOR CHANGE OF USE)

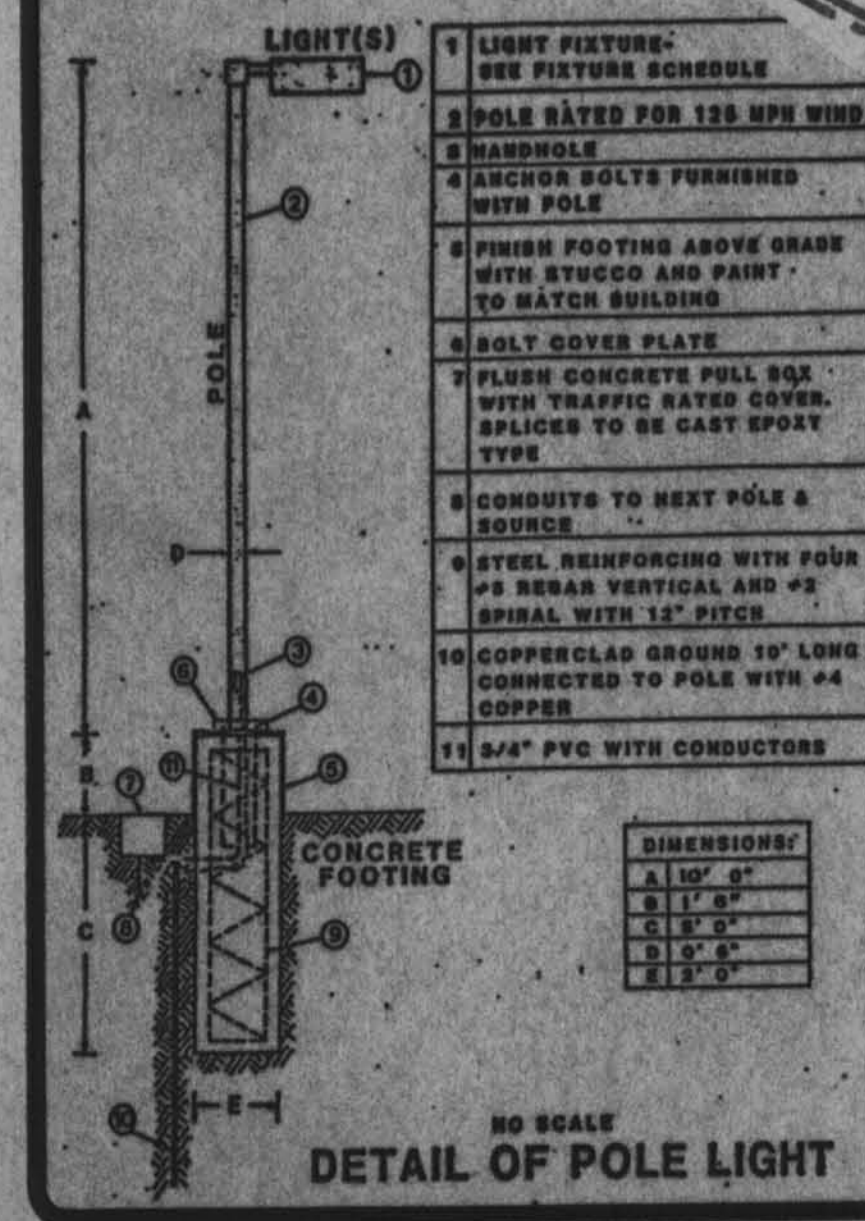
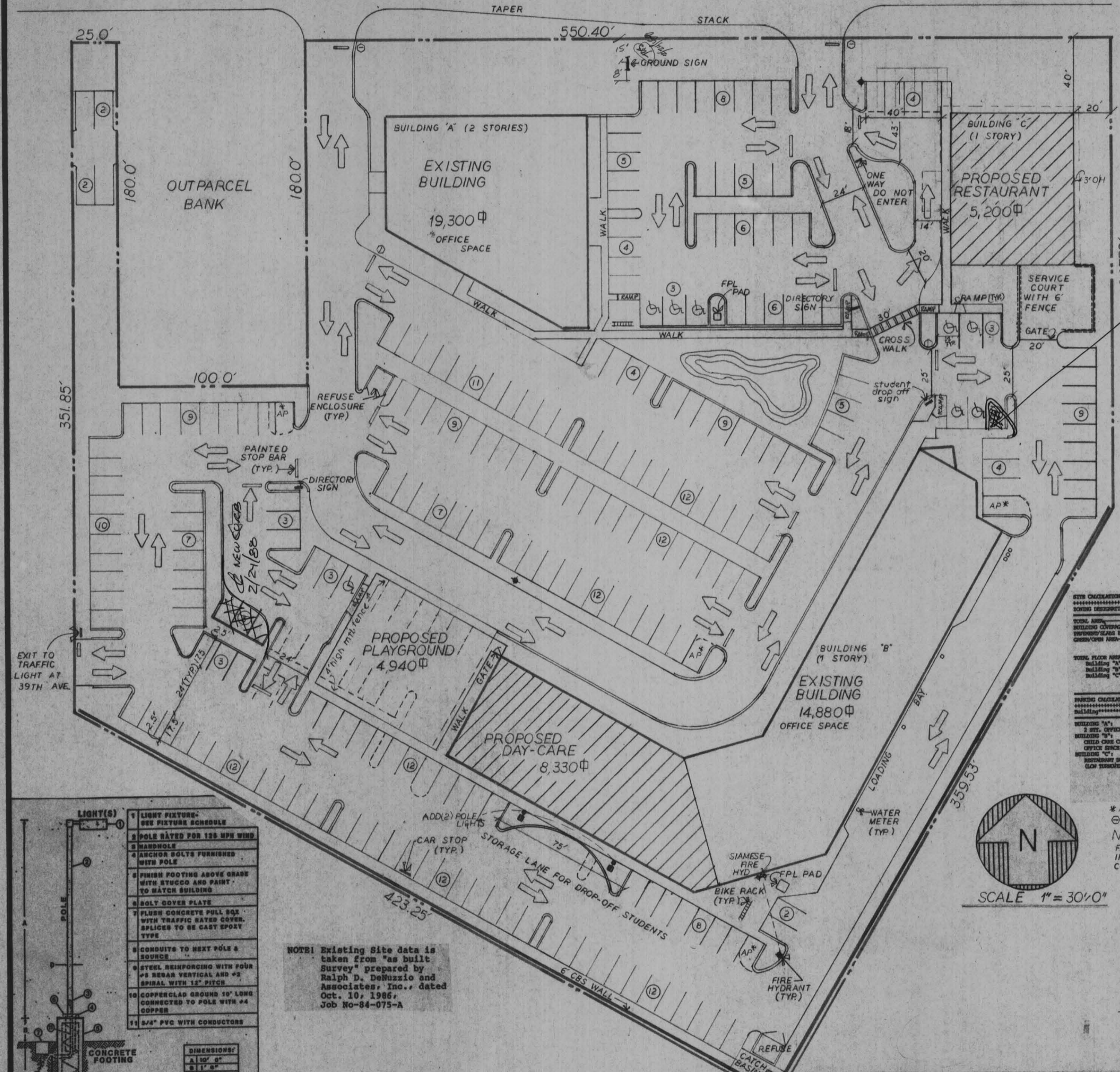
**THOMAS E. BEASLEY & ASSOCIATES**  
 LANDSCAPE ARCHITECTS & PLANNERS  
 954 N. DIXIE HWY., BOCA RATON, FLORIDA . 33432  
 3501 W. UNIVERSITY AVE., GAINESVILLE, FLORIDA . 32607



*Thomas E. Beasley*  
 Approved  
 DATE 3/9/88 BY *Silvia*  
 PLANNING & ZONING

Approved  
 DATE 3/9/88 BY *Silvia*  
 PLANNING & ZONING

DRAWN	TEB & MG
CHECKED	
DATE	JAN. 30 1988
SCALE	1" = 30'-0"
JOB NO.	C-14355
SHEET	512-1
OF THREE SHEETS	



DETAIL OF POLE LIGHT

NOTE: Existing Site data is taken from "as built Survey" prepared by Ralph D. DeNuzzio and Associates, Inc., dated Oct. 10, 1986, Job No-84-075-A