



NOTE:
CURRENTLY SOUTH PARCEL IS UNDER
SAME OWNERSHIP. A CROSS ACCESS
EASEMENT WILL BE PROVIDED UPON
THE SALE OF SOUTH PARCEL.

SITE PLAN
SCALE: 1" = 40'-0"

SITE DATA	
SITE AREA	= 538,079 S.F. (12.35 ACRES)
TOTAL BUILDING FOOTPRINT	= 83,248 S.F. 15.47%
TOTAL VEHICLE AREA	= 194,989 S.F. 36.24%
TOTAL SIDEWALK	= 15,067 S.F. 2.80%
TOTAL LANDSCAPE AREA	= 244,775 S.F. 45.49%
TOTAL IMPERVIOUS AREA	= 538,079 S.F. 100%
TOTAL PERVIOUS AREA	= 293,304 S.F. 54.61%
TOTAL PERVIOUS AREA	= 244,775 S.F. 45.49%

BLDG DATA:	
GROUND LEVEL:	
WAREHOUSE AREA	= 41,113 S.F.
OFFICE AREA	= 42,135 S.F.
TOTAL GROUND LEVEL AREA	= 83,248 S.F.
SECOND LEVEL:	
OFFICE AREA	= 36,889 S.F.
TOTAL SECOND LEVEL AREA	= 36,889 S.F.
TOTAL BUILDING AREA	= 120,137 S.F.

PARKING CALCULATIONS	
TOTAL BUILDING AREA	= 120,137 S.F.
REQUIRED PARKING	
TOTAL OFFICE AREA 79,024 G.S.F. @ 1 SPACE / 300 S.F.	= 264 PARKING SPACES
TOTAL WAREHOUSE AREA 41,113 G.S.F. @ 1 SPACE / 2,000 S.F.	= 21 PARKING SPACES
TOTAL REQUIRED PARKING SPACES	= 285 PARKING SPACES
TOTAL REQUIRED LOADING SPACES [120,000 to 200,000 SQ. FT.]	= 5 LOADING SPACES
PROVIDED PARKING	
PARKING PROVIDED: REGULAR (10' X 20')	= 276 PARKING SPACES
HANDICAPPED	= 10 PARKING SPACES
TOTAL PROVIDED PARKING SPACES	= 286 PARKING SPACES 1 EXTRA SPACES
TOTAL PROVIDED LOADING SPACES	= 5 LOADING SPACES



LOCATION PLAN
NTS

**FALKANGER SNYDER
MARTINEAU & YATES**
ARCHITECTS
ENGINEERS

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DESIGNED	DRAWN	CHECKED
JB	AT	DS

- 11-02-04 GENERAL REVISION
- 03-15-05 PERMIT COMMENTS
- 07-15-05 PERMIT COMMENTS
- 05-15-06 OWNER REQUESTED REVISION

REVISIONS

JEFF FALKANGER, DOUG SNYDER
LARRY MARTINEAU, JIRO YATES
JIM NADASKAY P.E.

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DATE:	COMM:
10/01/04	02108

**FOOD FOR THE
POOR NEW OFFICE
AND WAREHOUSE**

LYONS ROAD
COCONUT CREEK, FLORIDA

W. DOUGLAS SNYDER
MAY 2, 2006
AR 9127

SITE PLAN
CONSTRUCTION DOCUMENTS

A1.0