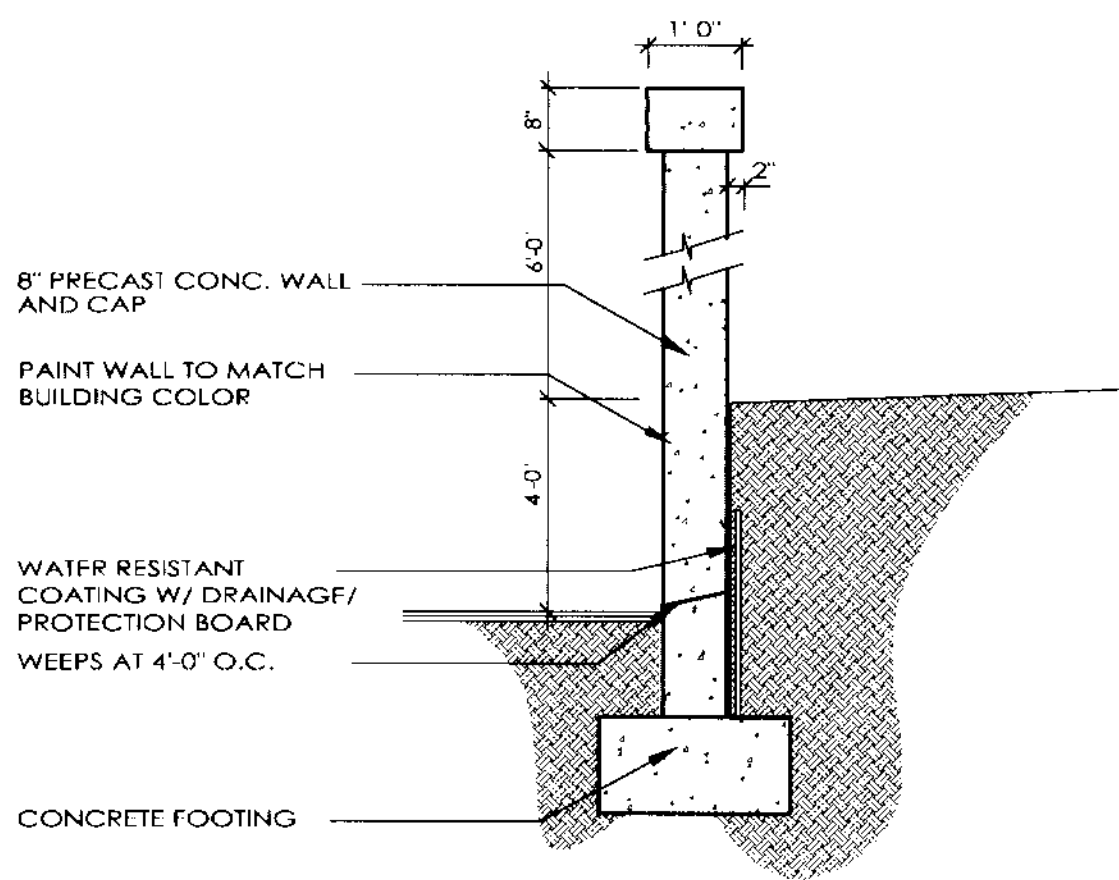
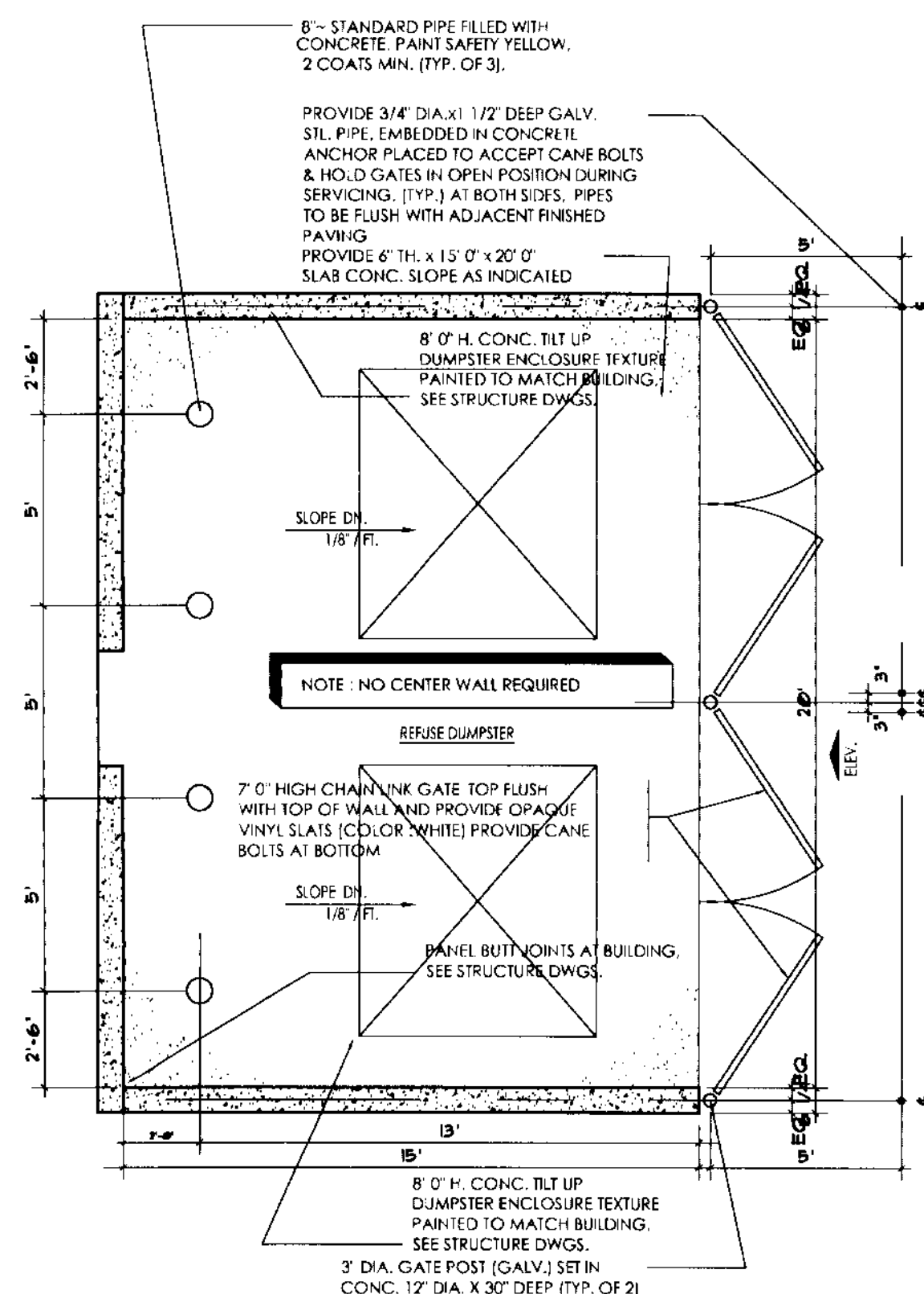
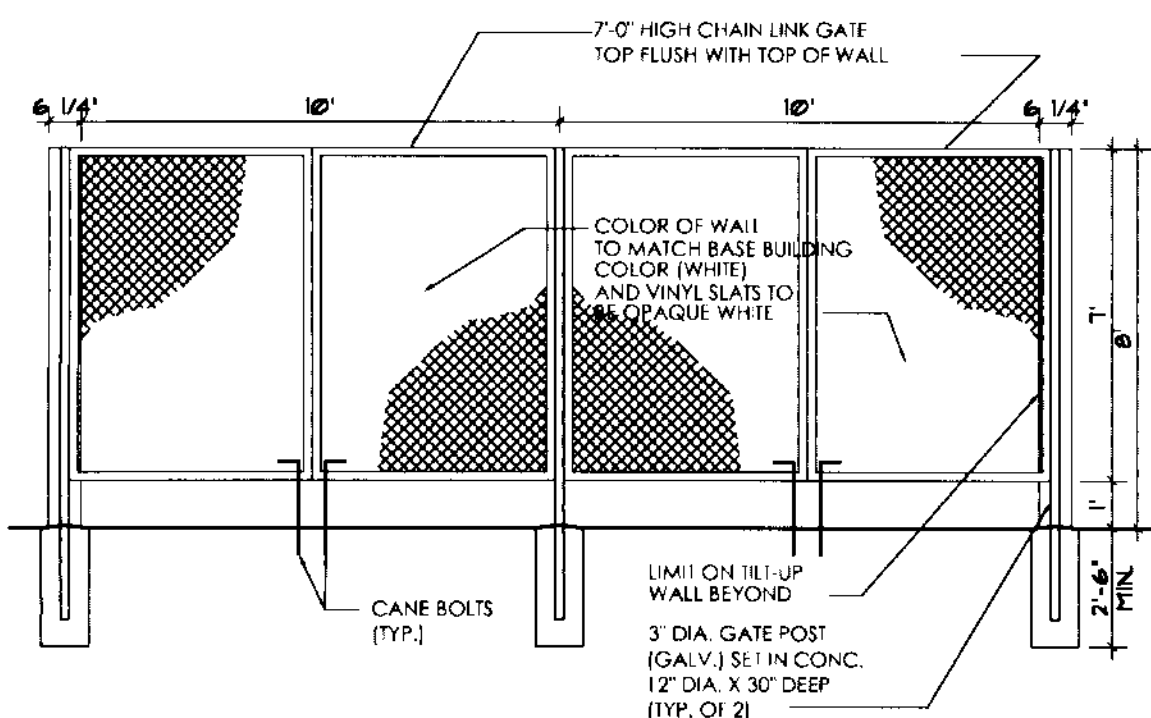




RETAINING WALL DETAIL

1/2" = 1'-0"

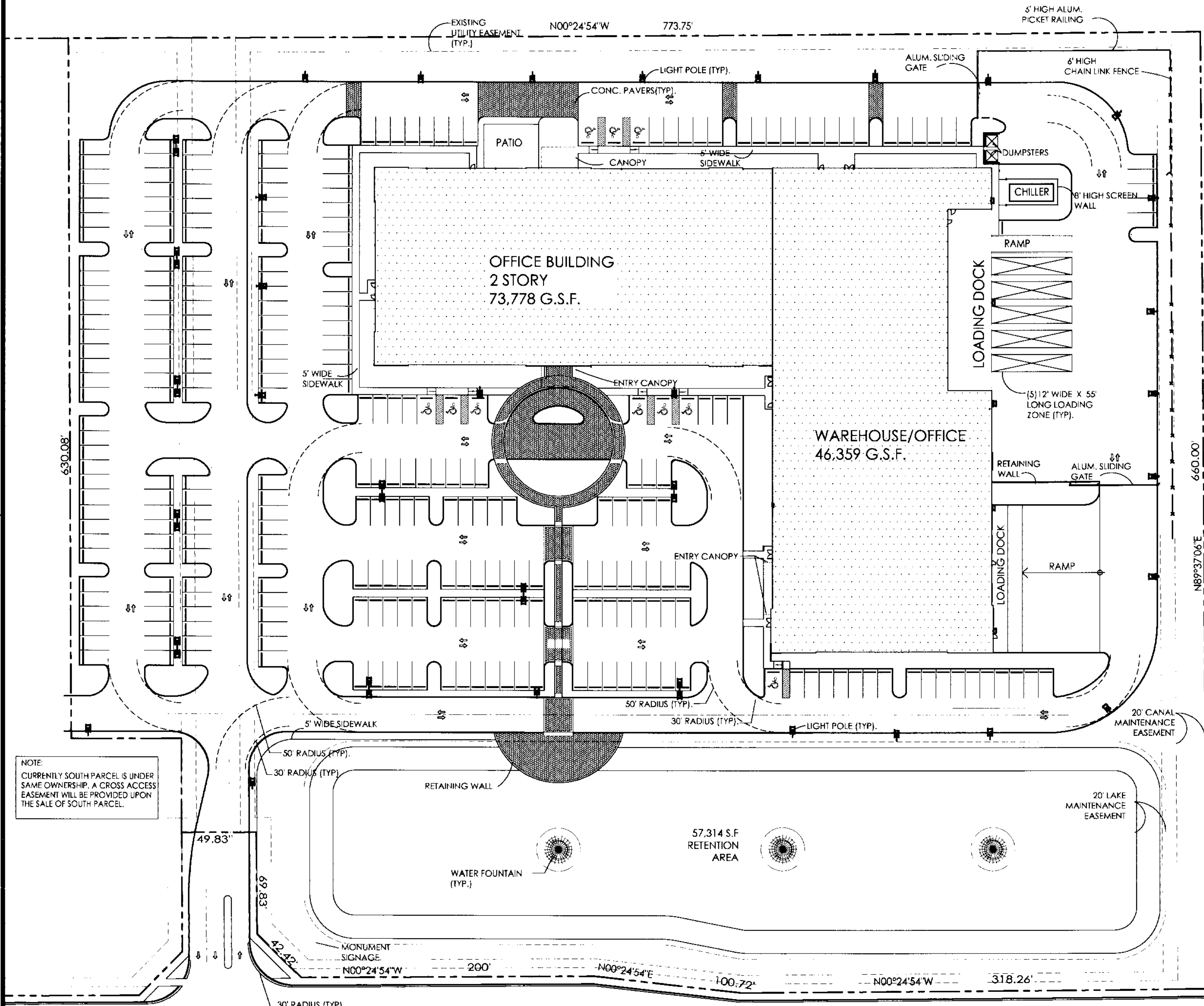
1
A1.0



DUMPSTER DETAIL

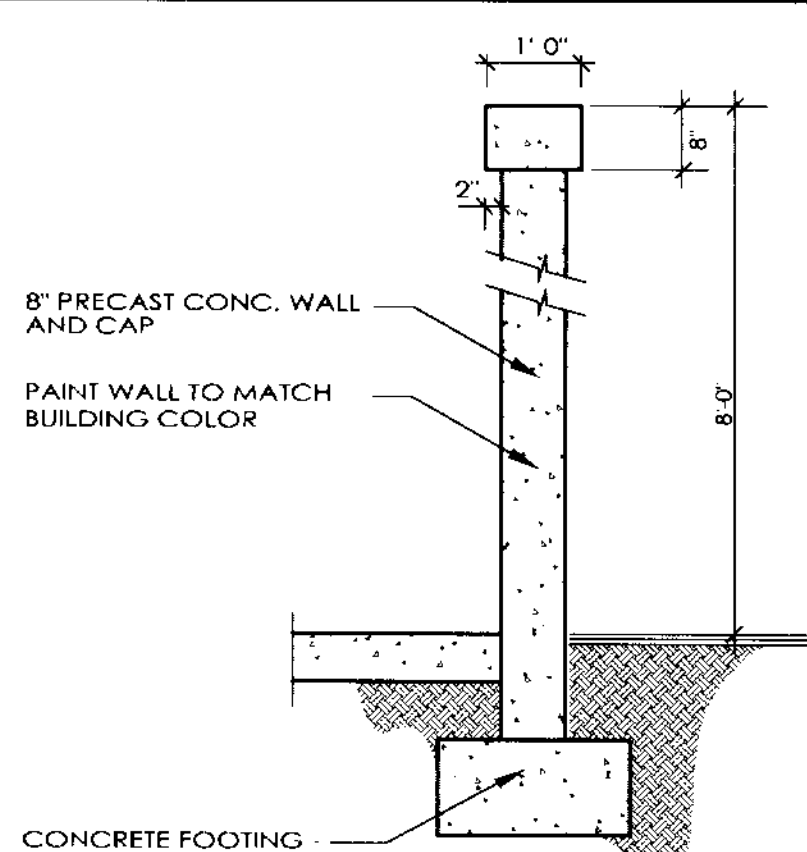
1/4" = 1'-0"

2
A1.0



SITE PLAN - SCHEME-B

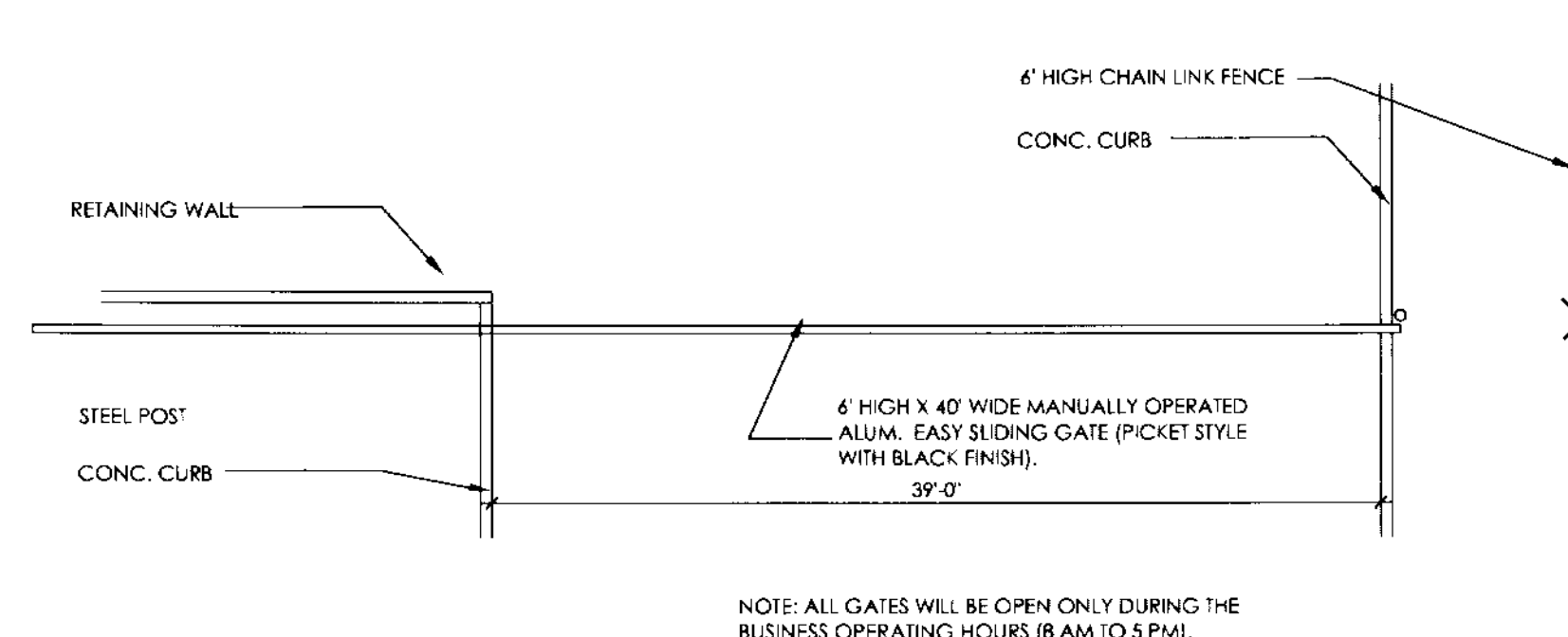
SCALE: 1" = 50'-0"



SCREEN WALL DETAIL

1/2" = 1'-0"

3
A1.0



ENLARGED GATE PLAN

1/8" = 1'-0"

(GATE AT THE WEST SIDE SIMILAR)

4
A1.0

SITE DATA

SITE AREA	= 487,431 S.F. (11.20 ACRES)	ZONING CLASSIFICATION: IO 1
TOTAL BUILDING FOOTPRINT	= 83,248 S.F.	17.08%
TOTAL VEHICLE AREA	= 194,989 S.F.	40%
TOTAL SIDEWALK	= 14,067 S.F.	2.89%
TOTAL LANDSCAPE AREA	= 195,127 S.F.	40.03%
	= 487,431 S.F.	100%
TOTAL IMPERVIOUS AREA	= 292,304 S.F.	59.96%
TOTAL PERVIOUS AREA	= 195,127 S.F.	40.03%

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.
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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
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TOTAL REQUIRED LOADING SPACES (120,000 TO 200,000 SQ. FT.)	= 5 LOADING SPACES
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PROVIDED PARKING

PARKING PROVIDED:	REGULAR (10' X 20')	= 281 PARKING SPACES
HANDICAPPED		= 10 PARKING SPACES

TOTAL PROVIDED PARKING SPACES	= 291 PARKING SPACES
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TOTAL PROVIDED LOADING SPACES	= 5 LOADING SPACES
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RESTROOM CALCULATIONS

GROUND FLOOR OFFICE	= 42,135 S.F.	42,135/100= 422 OCCUPANTS
GROUND FLOOR WAREHOUSE	= 41,113 S.F.	41,113/300= 138 OCCUPANTS
SECOND FLOOR OFFICE	= 36,889 S.F.	36,889/100= 367 OCCUPANTS

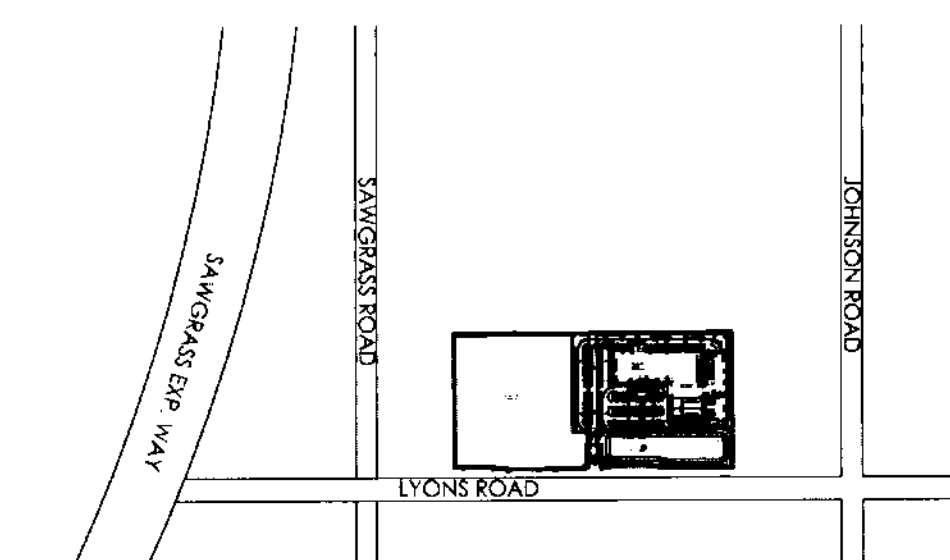
GROUND FLOOR OFFICE	1 PER 50 (F.B.C. TABLE 403.1)	9 FIXTURES
GROUND FLOOR WAREHOUSE	1 PER 100 (F.B.C. TABLE 403.1)	2 FIXTURES
SECOND FLOOR OFFICE	1 PER 50 (F.B.C. TABLE 403.1)	8 FIXTURES

TOTAL RESTROOM FIXTURES REQUIRED	= 19 FIXTURES
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TOTAL RESTROOM FIXTURES PROVIDED	= 35 FIXTURES
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CONSTRUCTION SCHEDULE

CONSTRUCTION PERMIT ISSUE:	APPROX. DECEMBER, 2004
COMPLETION OF CONSTRUCTION:	APPROX. DECEMBER, 2005



LOCATION PLAN

NTS

FALKANGER SNYDER MARTINEAU & YATES

ARCHITECTS
ENGINEERS

888 SOUTH ANDREWS AVE. SUITE 300
FORT LAUDERDALE, FLORIDA 33316
PH:(954)764-6575 FAX:(954)764-8622

DESIGNED: JB DRAWN: AT CHECKED: DS

07-16-04 OWNER REQUESTED REVISION
07-30-04 ADMIN. REVIEW COMMENTS

REVISIONS

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

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CA # AA000447 CA # 00009063

DATE: 05/07/04 COMM: 02108

OFFICE / WAREHOUSE
FOR F.F.P.

LYONS ROAD
COCONUT CREEK, FLORIDA

W. DOUGLAS SNYDER
AUG 3 2004
AR 9127

SITE PLAN
SITE PLAN APPROVAL

A1.0