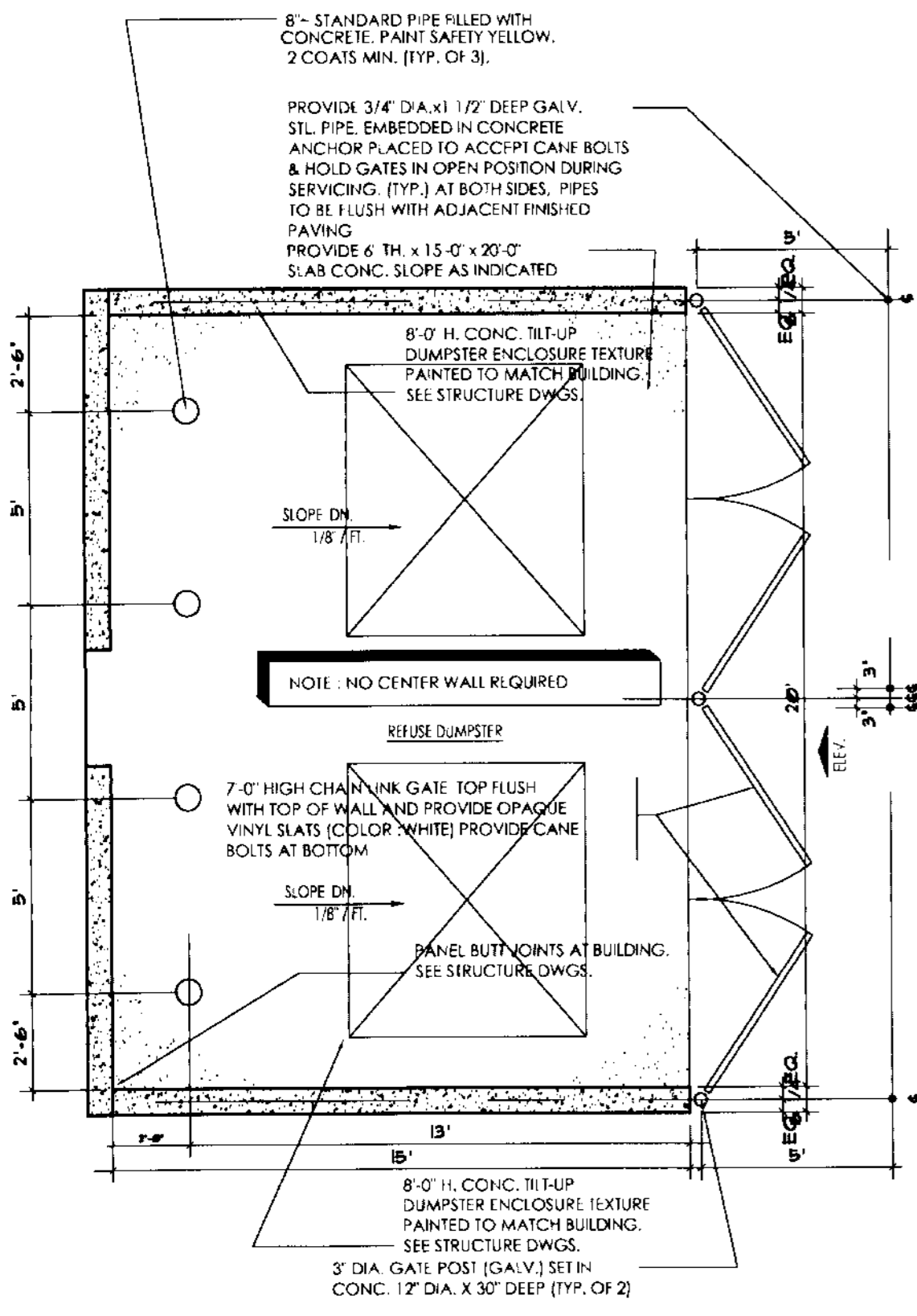
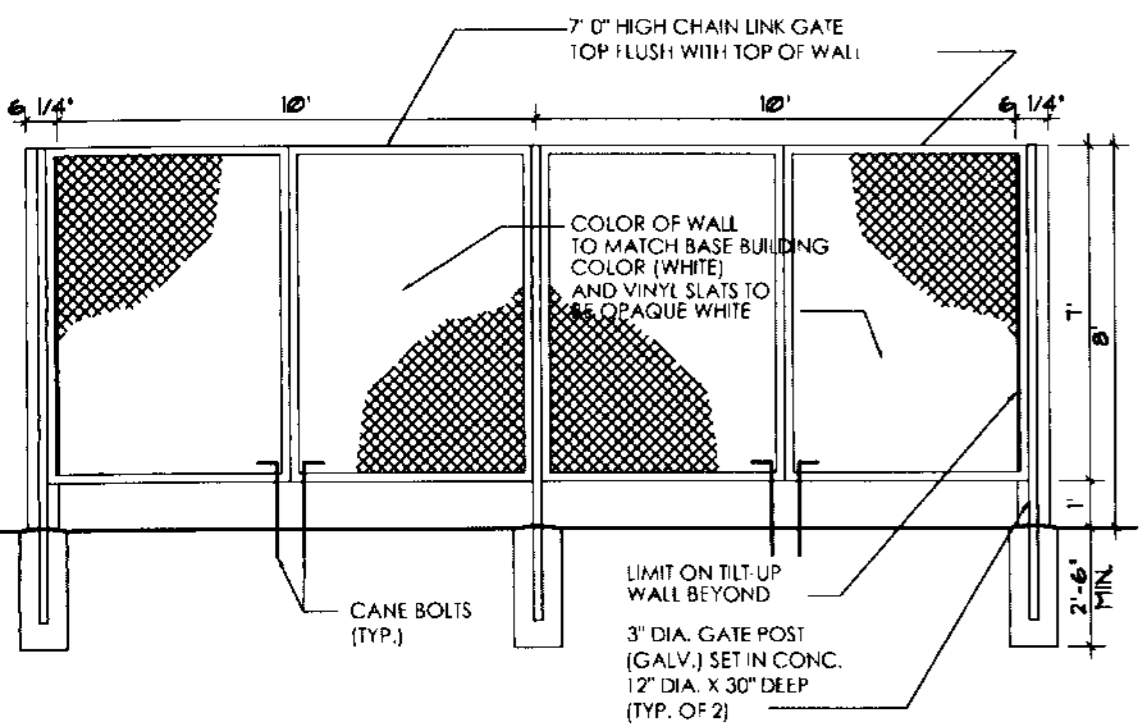
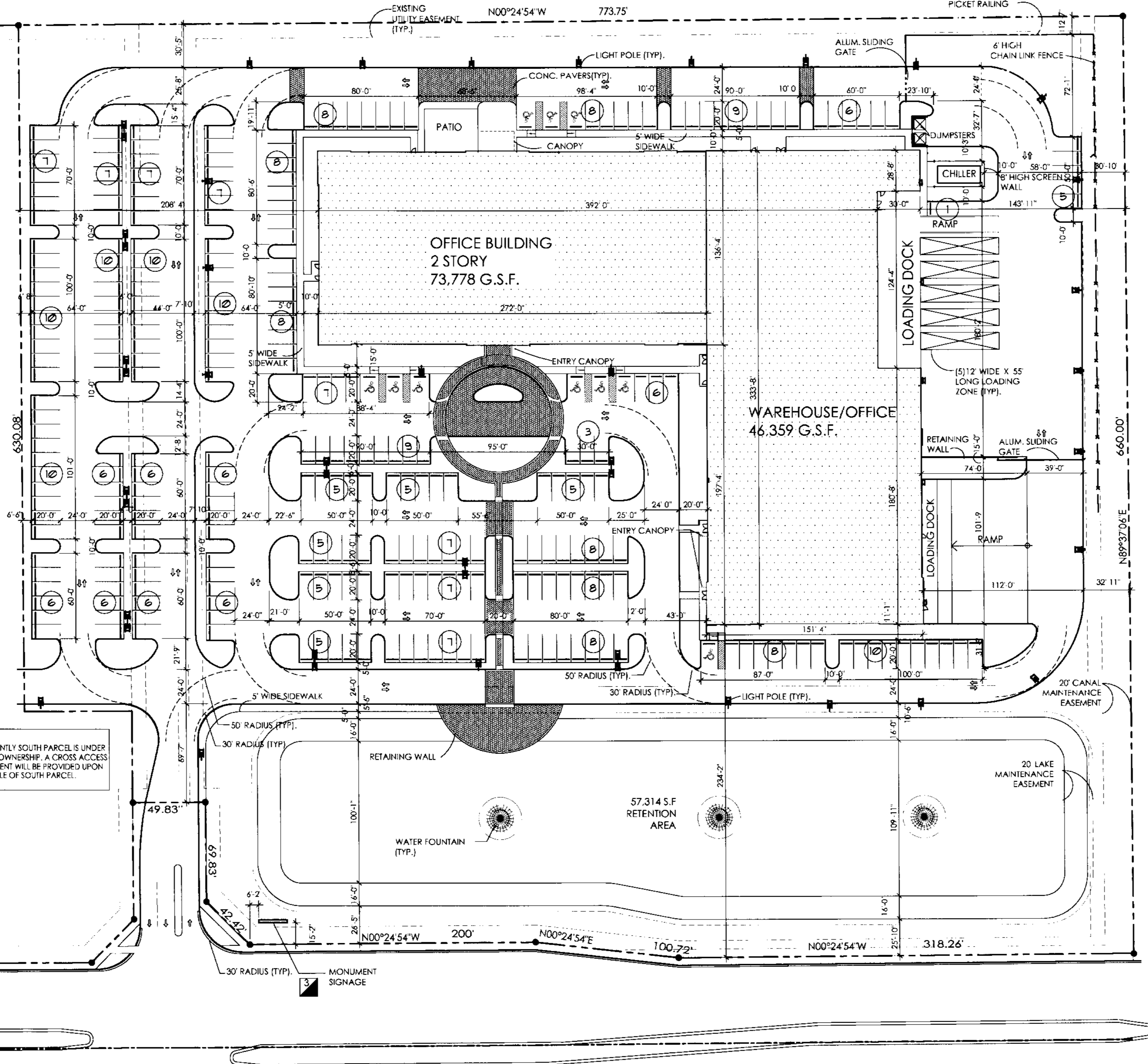


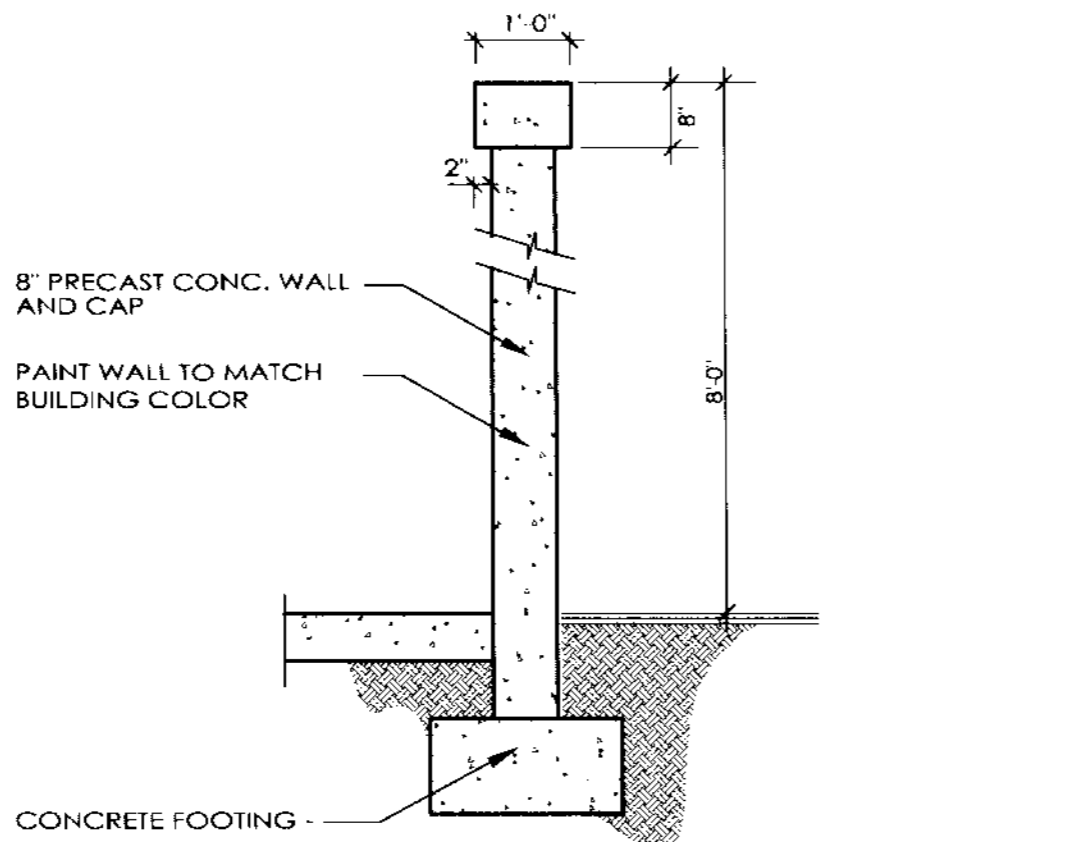
**RETAINING WALL DETAIL**  
1/2" = 1'-0"



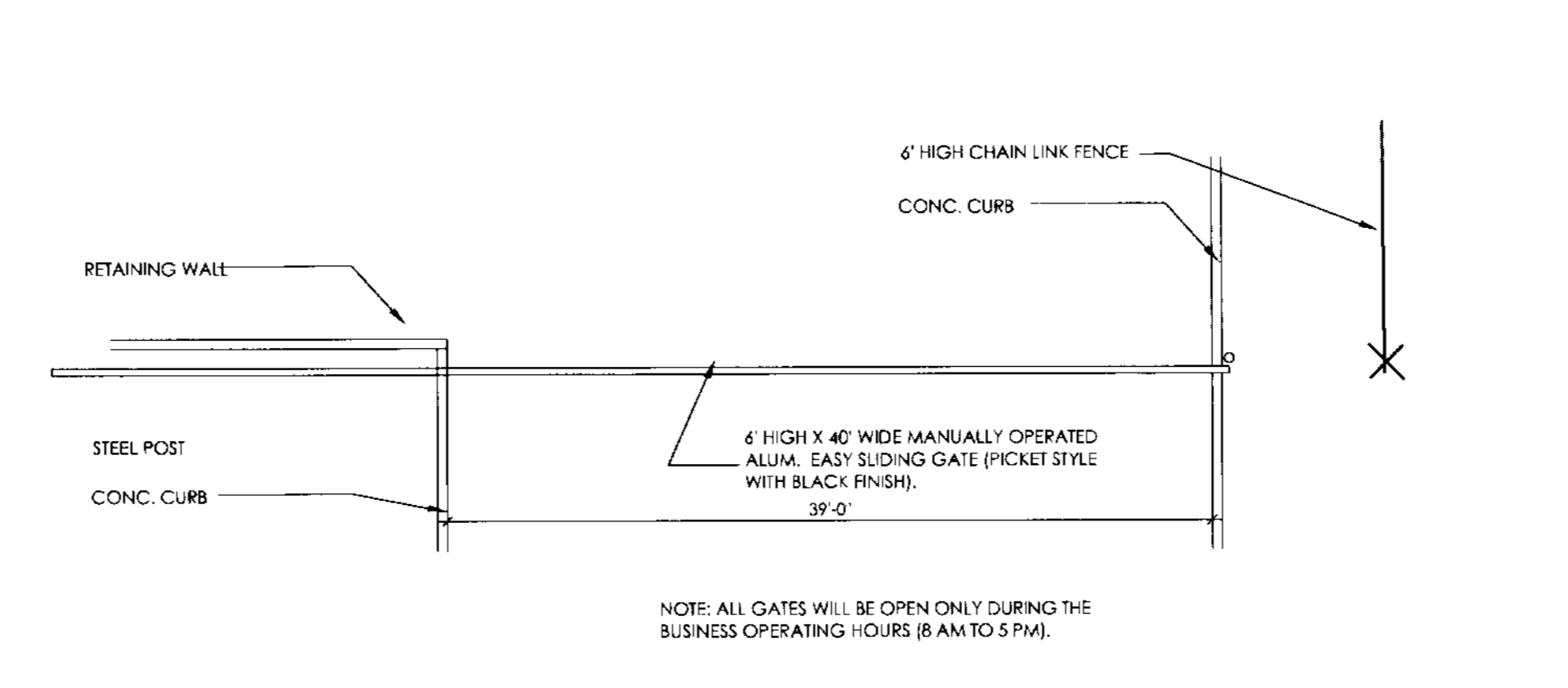
**DUMPSTER DETAIL**  
1/4" = 1'-0"



**SITE PLAN - SCHEME - B**  
SCALE: 1" = 50'-0"



**SCREEN WALL DETAIL**  
1/2" = 1'-0"



**ENLARGED GATE PLAN**  
1/8" = 1'-0" (GATE AT THE WEST SIDE SIMILAR)

**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**

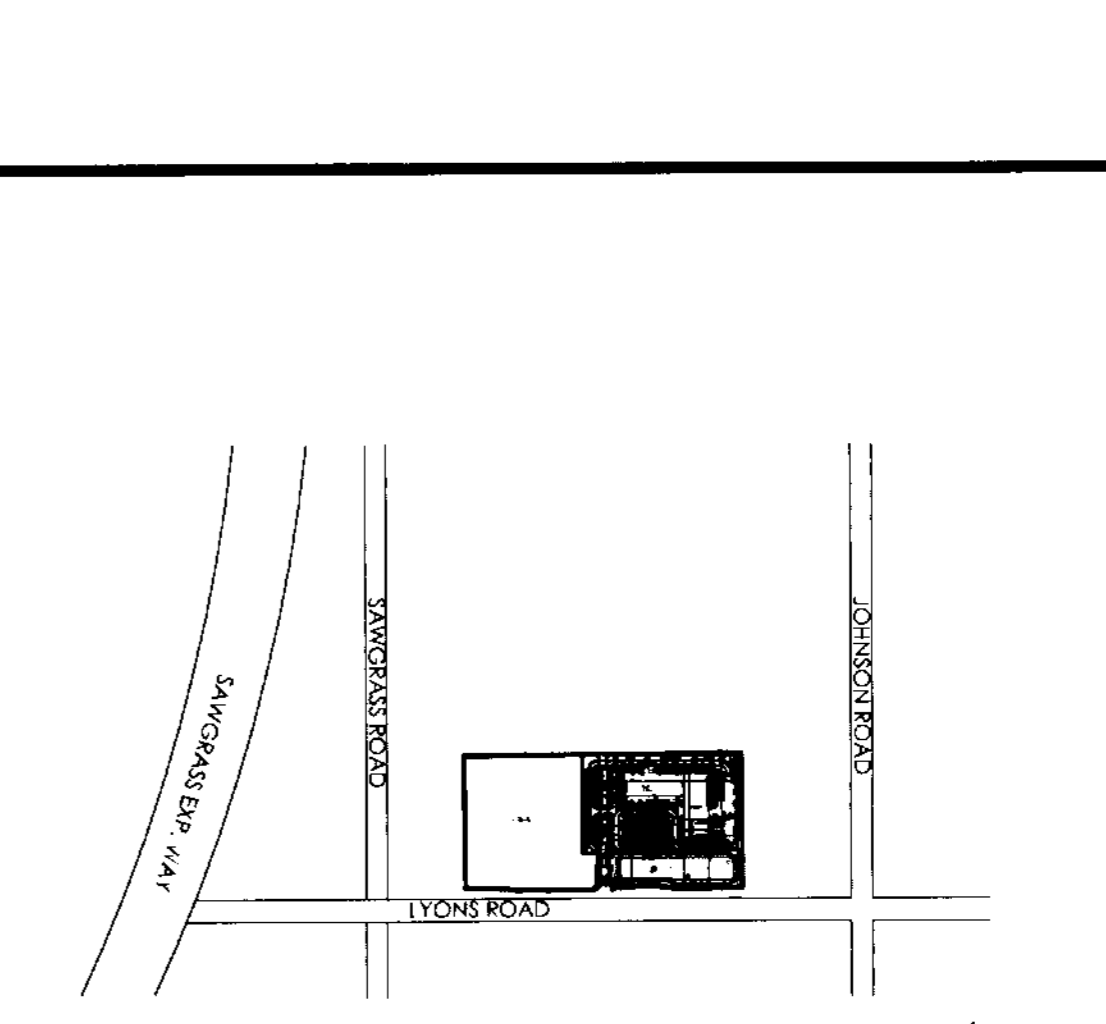
TOTAL BUILDING AREA	= 120,137 S.F.
REQUIRED PARKING	
TOTAL OFFICE AREA	79,024 G.S.F. @ 1 SPACE / 300 S.F.
TOTAL WAREHOUSE AREA	41,113 G.S.F. @ 1 SPACE / 2,000 S.F.
TOTAL REQUIRED PARKING SPACES	- 285 PARKING SPACES
TOTAL REQUIRED LOADING SPACES (120,000 TO 200,000 SQ. FT.)	- 5 LOADING SPACES
PROVIDED PARKING	
PARKING PROVIDED: REGULAR (10' X 20')	- 281 PARKING SPACES
HANDICAPPED	- 10 PARKING SPACES
TOTAL PROVIDED PARKING SPACES	- 291 PARKING SPACES
TOTAL PROVIDED LOADING SPACES	- 5 LOADING SPACES

**RESTROOM CALCULATIONS**

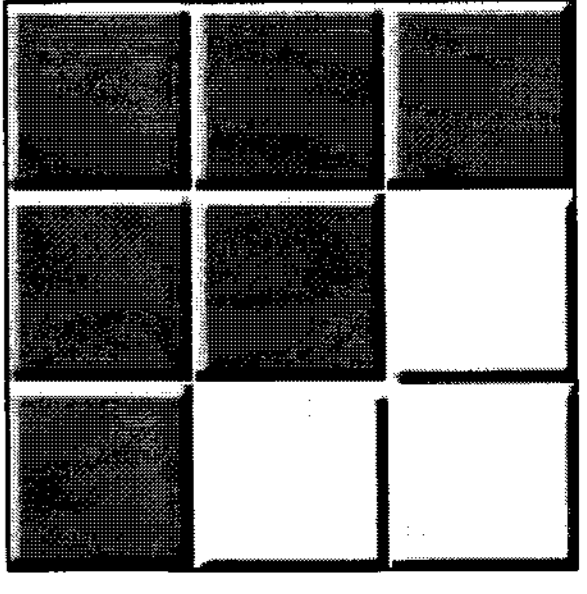
GROUND FLOOR OFFICE	- 42,135 S.F.	42,135/100 = 422 OCCUPANTS
GROUND FLOOR WAREHOUSE	- 41,113 S.F.	41,113/300 = 138 OCCUPANTS
SECOND FLOOR OFFICE	- 36,889 S.F.	36,889/100 = 367 OCCUPANTS
GROUND FLOOR OFFICE	1 PER 50 (F.B.C. TABLE 403.1)	9 FIXTURES
GROUND FLOOR WAREHOUSE	1 PER 100 (F.B.C. TABLE 403.1)	2 FIXTURES
SECOND FLOOR OFFICE	1 PER 50 (F.B.C. TABLE 403.1)	8 FIXTURES
TOTAL RESTROOM FIXTURES REQUIRED		19 FIXTURES
TOTAL RESTROOM FIXTURES PROVIDED		+16 FIXTURES

**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		07-30-04		09-14-04	
OWNER REQUESTED REVISION		ADMIN. REVIEW COMMENTS		OWNER REQUESTED REVISION	

**REVISIONS**

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

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CA # A000447 CA # 00009053

DATE: 05/07/04  
COMM: 02108

**OFFICE / WAREHOUSE FOR F.F.P.**

LYONS ROAD  
COCONUT CREEK, FLORIDA

W. DOUGLAS SNYDER  
SEP 17 2004  
AR 9127

SITE PLAN  
SITE PLAN APPROVAL

**A1.0**