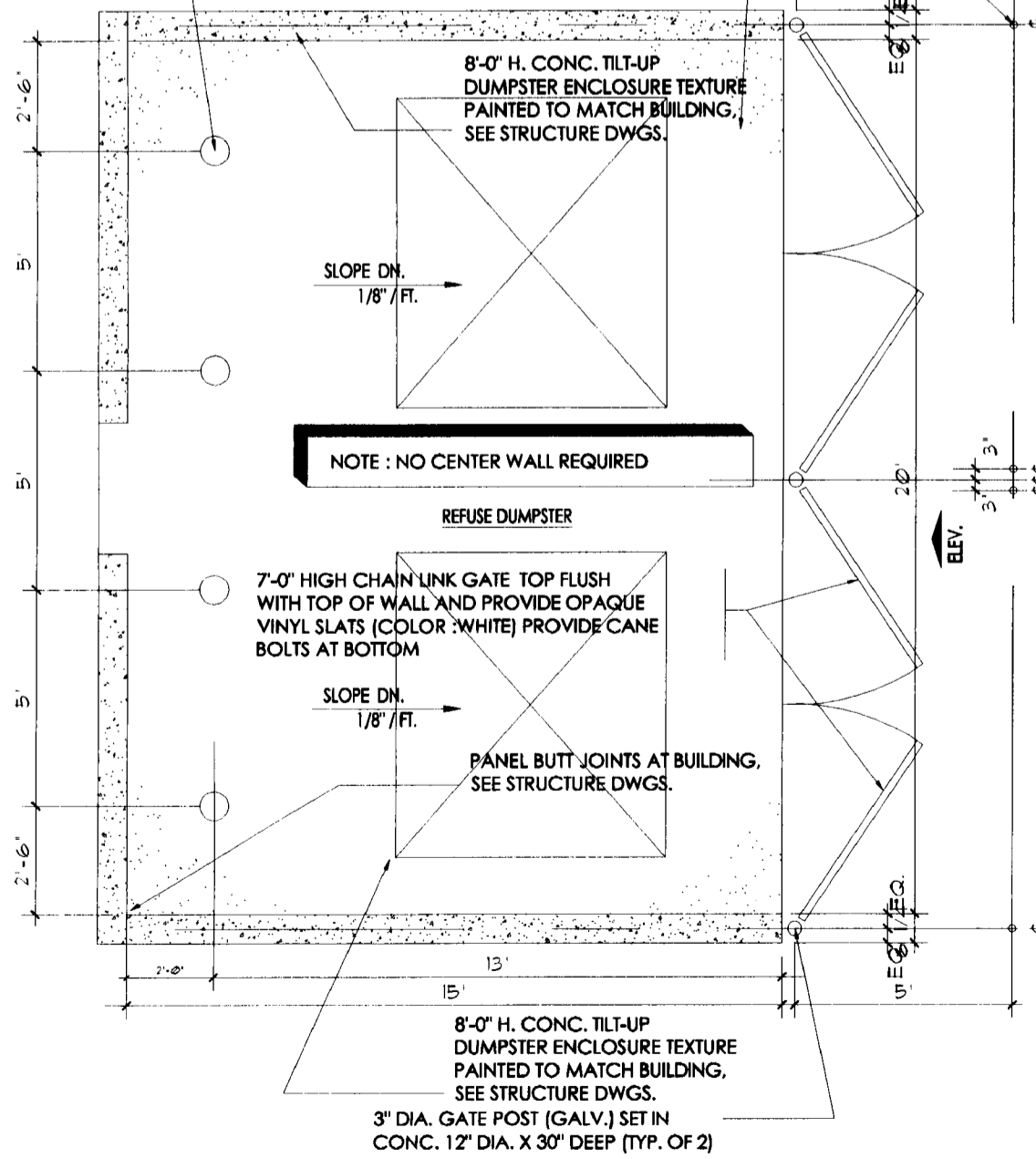
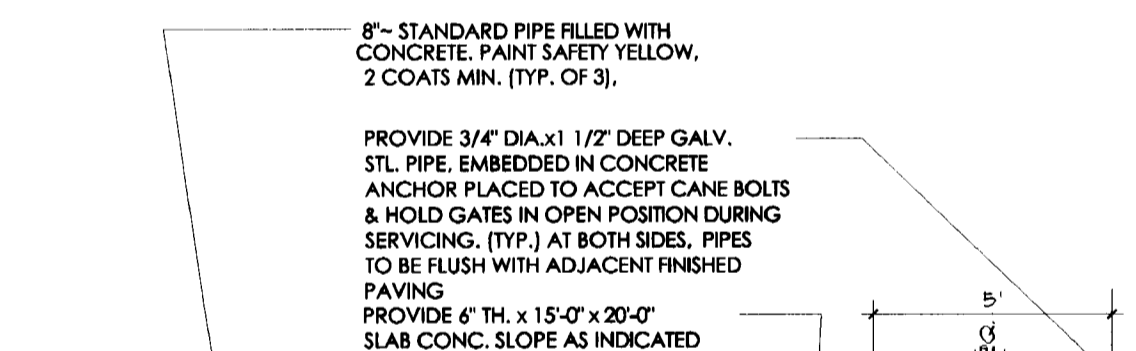
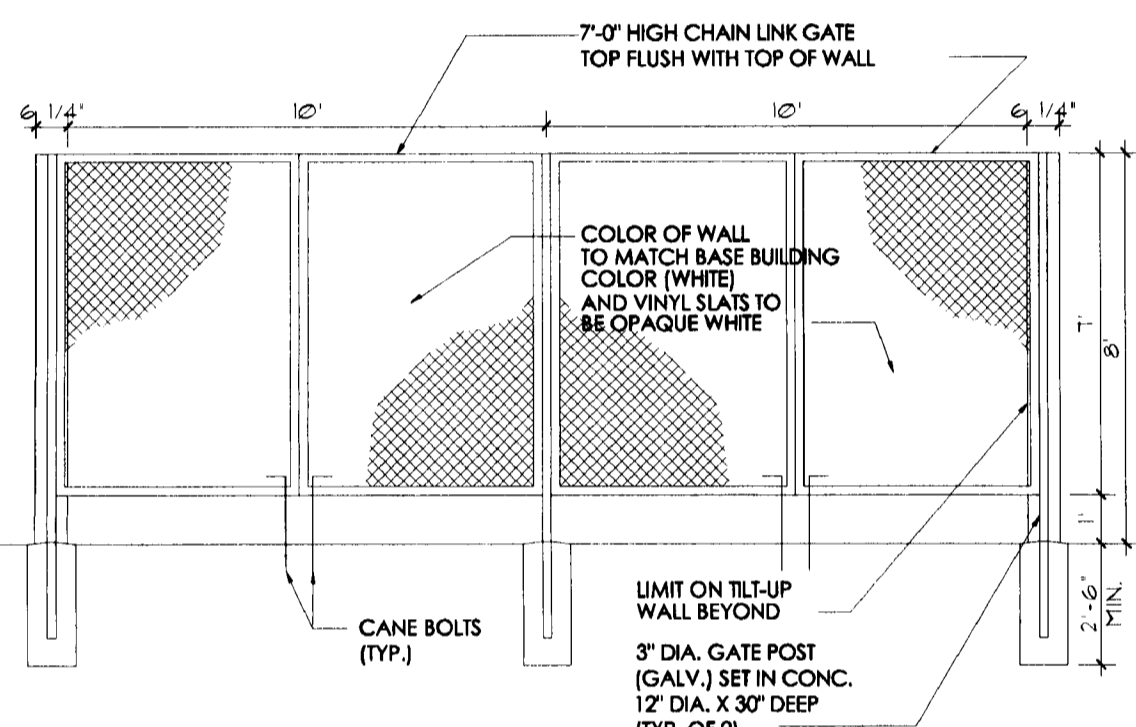


RETAINING WALL DETAIL

1/2" = 1'-0"

1
A1.0

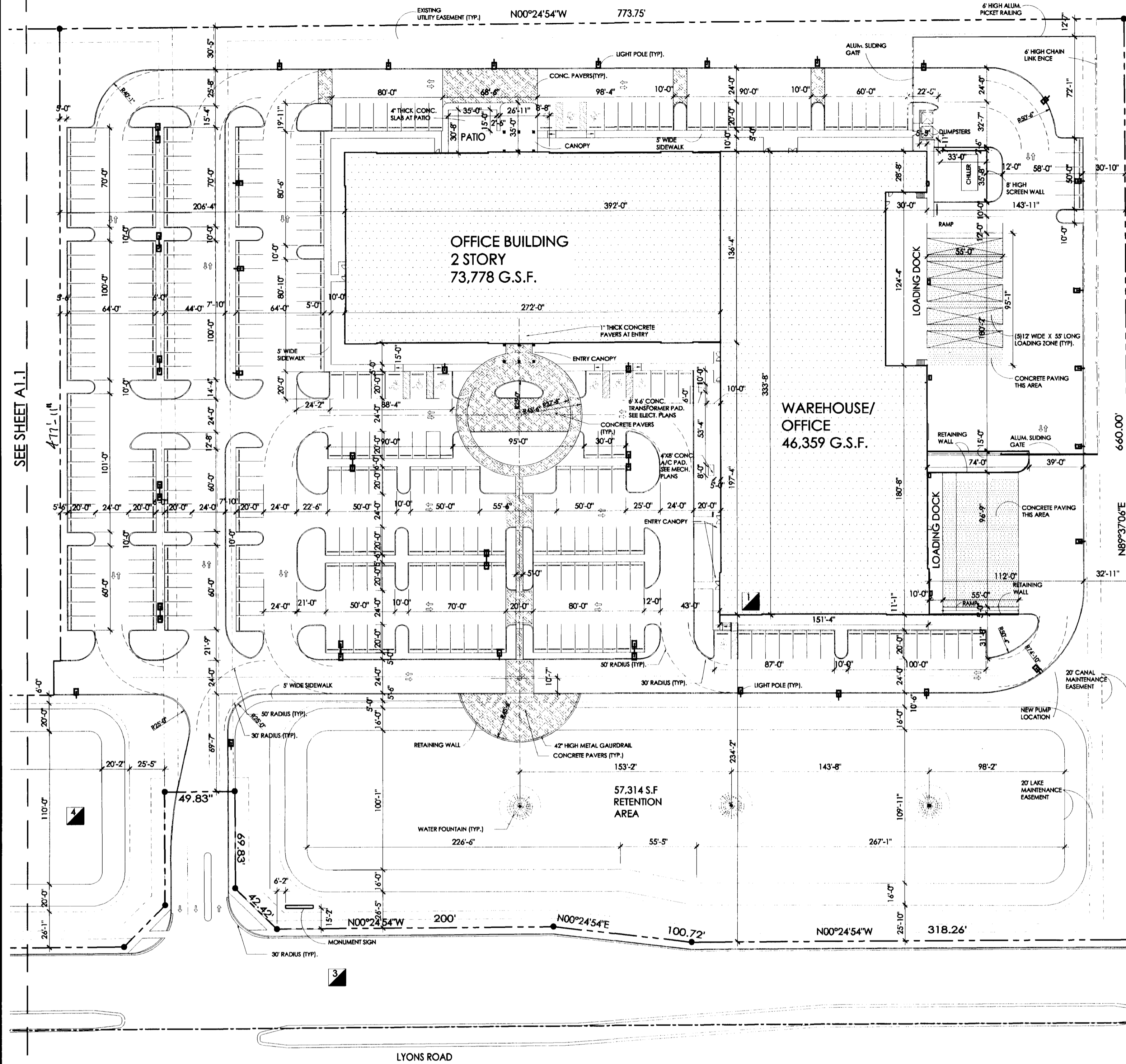


DUMPSTER DETAIL

1/4" = 1'-0"

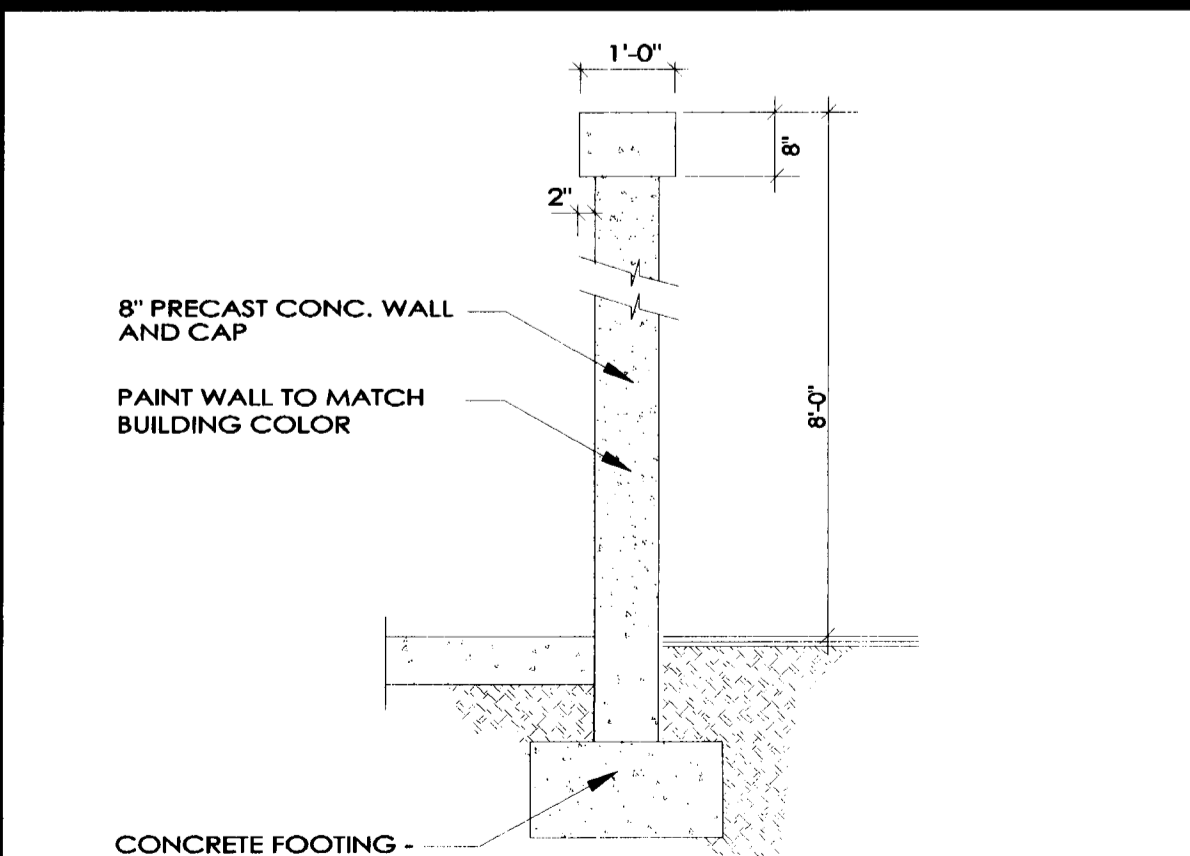
2
A1.0

SEE SHEET A1.1



SITE PLAN

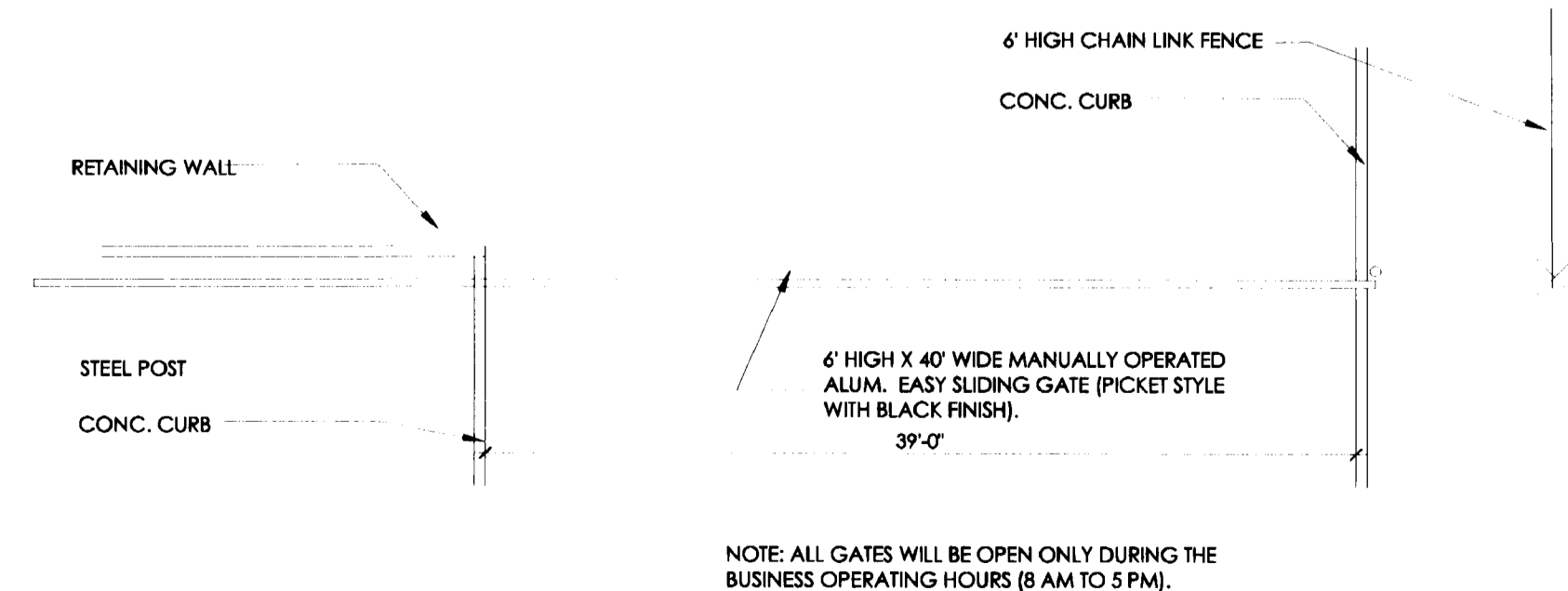
SCALE: 1" = 50'-0"



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	= 537,774 S.F. (12.35 ACRES)	ZONING CLASSIFICATION	: IO-1
TOTAL BUILDING FOOTPRINT	= 83,248 S.F.		15.48%
TOTAL VEHICLE AREA	= 194,989 S.F.		36.25%
TOTAL SIDEWALK	= 14,067 S.F.		2.62%
TOTAL LANDSCAPE AREA	= 245,470 S.F.		45.65%
	= 537,774 S.F.		100%
TOTAL IMPERVIOUS AREA	= 292,304 S.F.		54.35%
TOTAL PERVIOUS AREA	= 245,470 S.F.		45.65%

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')	= 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		35 FIXTURES +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

- 1 07-16-04 OWNER REQUESTED REVISION
- 2 07-30-04 ADMIN. REVIEW COMMENTS
- 3 09-14-04 OWNER REQUESTED REVISION
- 4 03-04-05 REVISED PER EPD COMMENTS

REVISIONS

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

COMPONENT: 2004
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CA # A0000447 I.A. # 00000006

DATE: 05/07/04 COMM: 02108

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

LYONS ROAD
COCONUT CREEK, FLORIDA

W. DOUGLAS SNYDER
MAR 4 2005
AR 9127

SITE PLAN

SITE PLAN APPROVAL

A1.0