

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

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%
	= 244,775 S.F.	45.49%

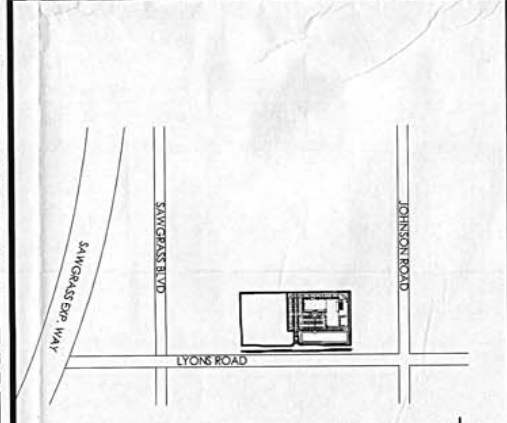
ZONING CLASSIFICATION: IO-1

**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')		= 274 PARKING SPACES
HANDICAPPED		= 10 PARKING SPACES
TOTAL PROVIDED PARKING SPACES		= 284 PARKING SPACES
TOTAL PROVIDED LOADING SPACES		= 5 LOADING SPACES



**LOCATION PLAN**

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

**FALKANGER SNYDER  
MARTINEAU & YATES**  
ARCHITECTS  
ENGINEERS

888 SOUTH ANDREWS AVE. SUITE 300  
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DESIGNED: JB DRAWN: AT CHECKED: DS

- REVISIONS**
- 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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CA # A0000447 CA # 00009063

DATE: 10/01/04 COMM: 02108

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

LYONS ROAD  
COCONUT CREEK, FLORIDA

W. DOUGLAS SNYDER  
MAY 25 2006

AR 9127  
SITE PLAN

CONSTRUCTION DOCUMENTS