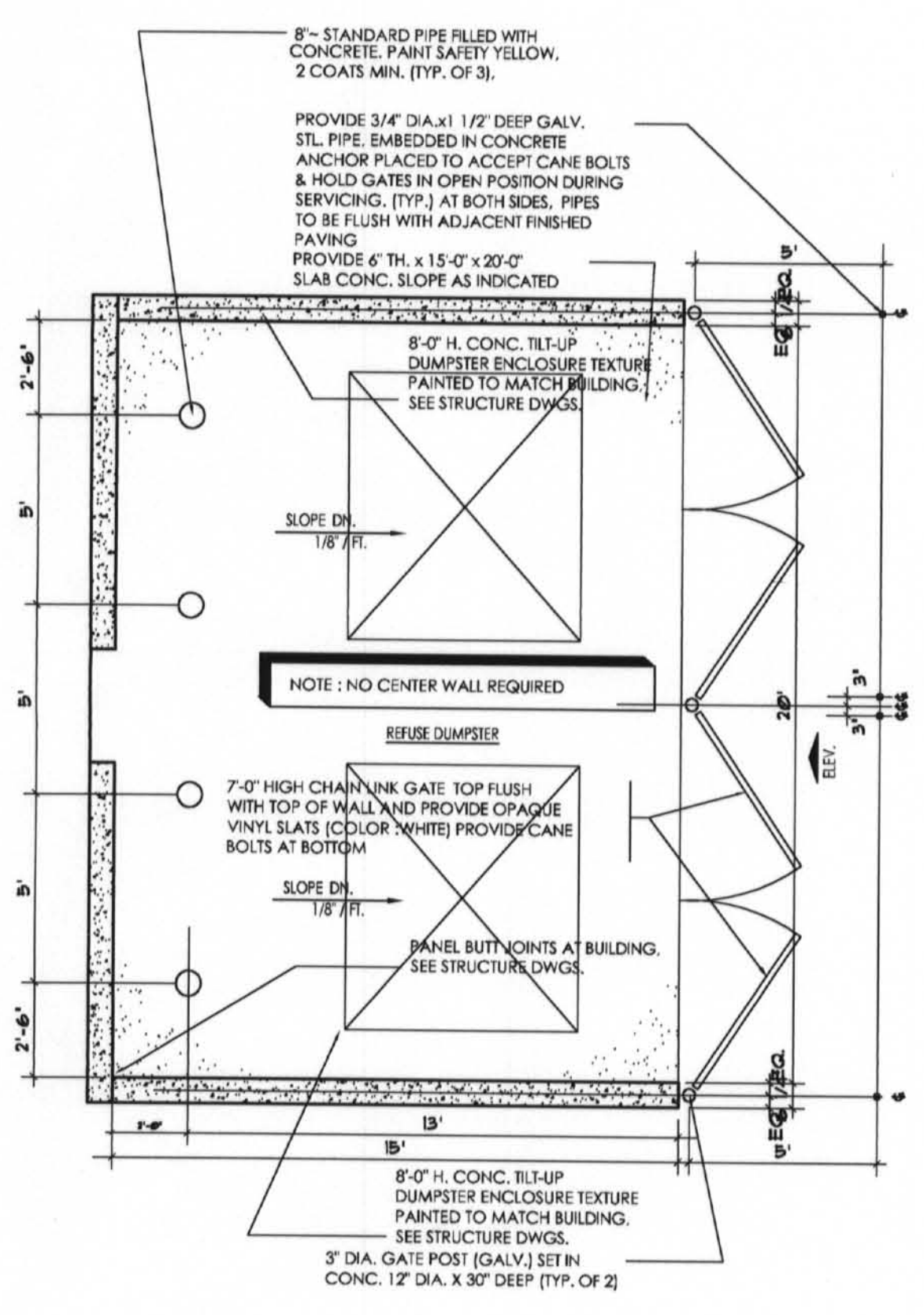
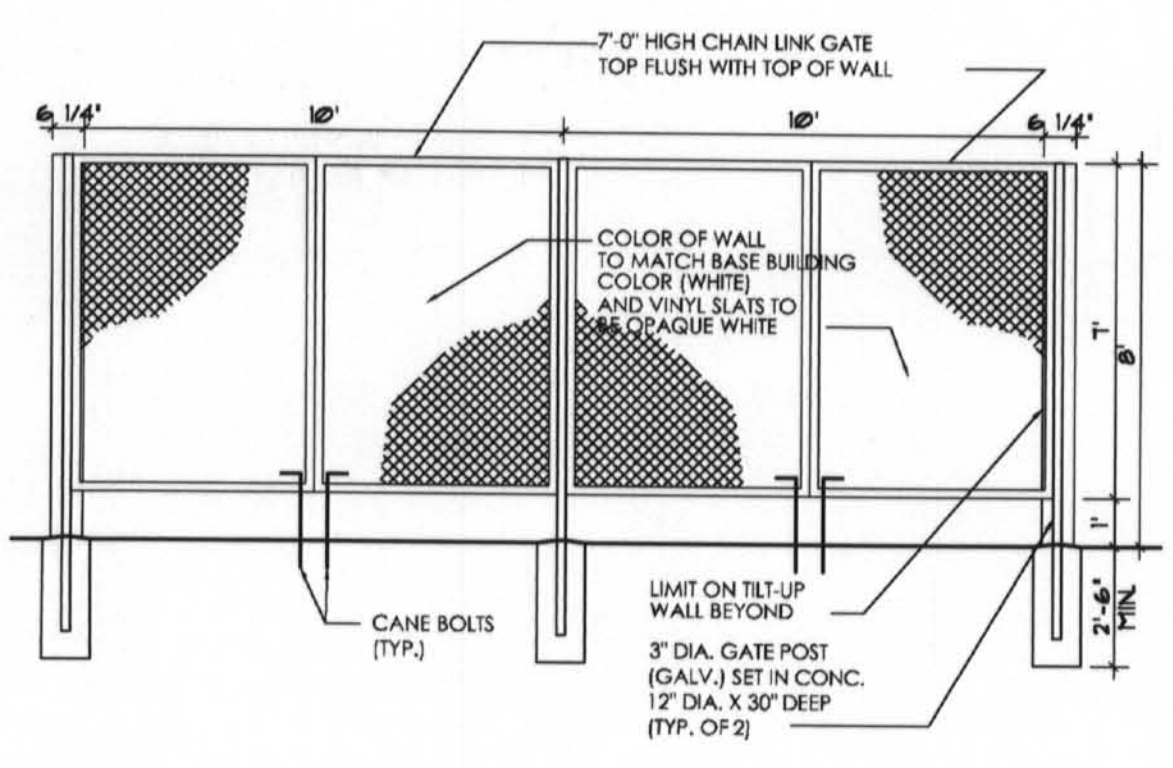
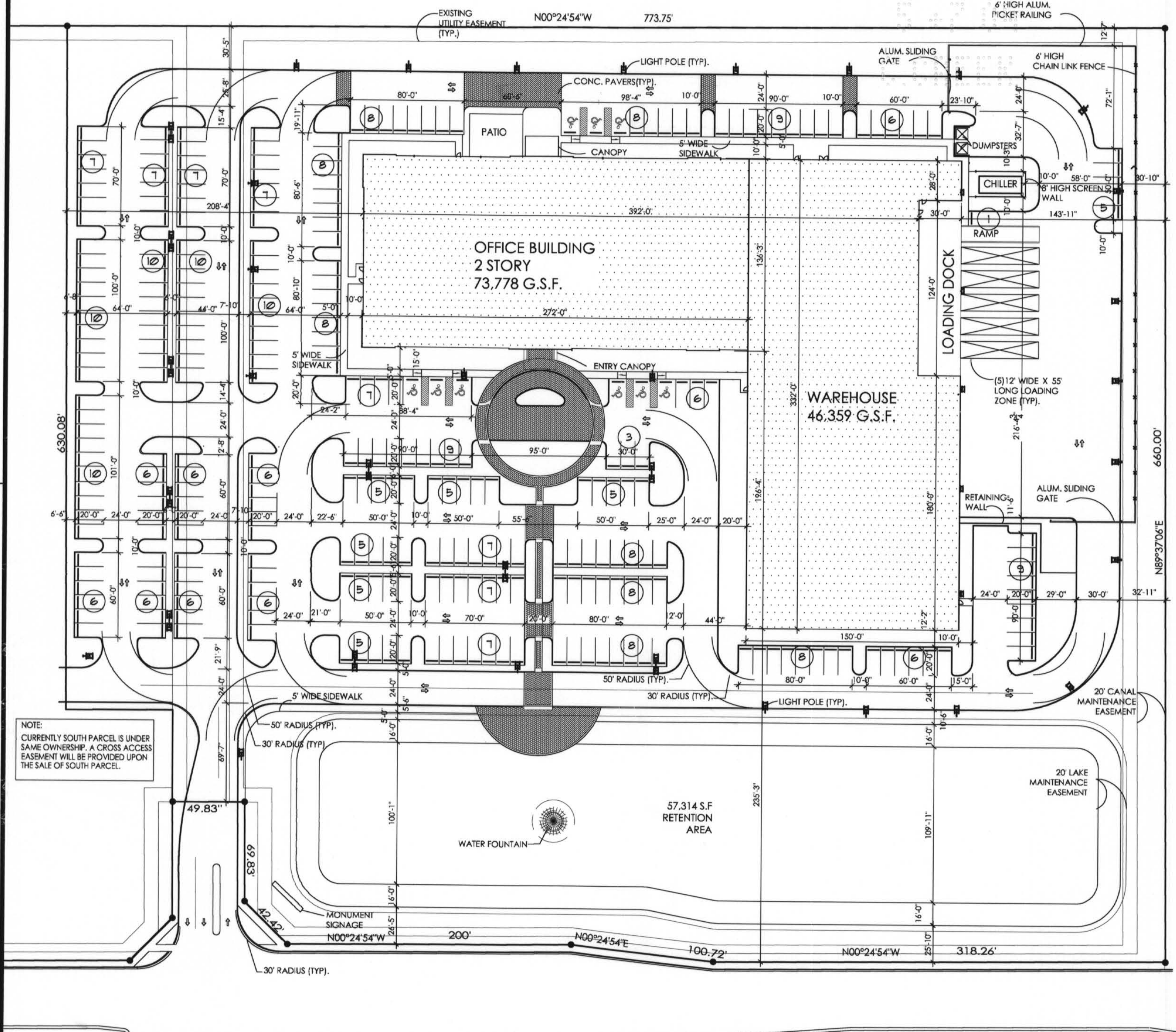


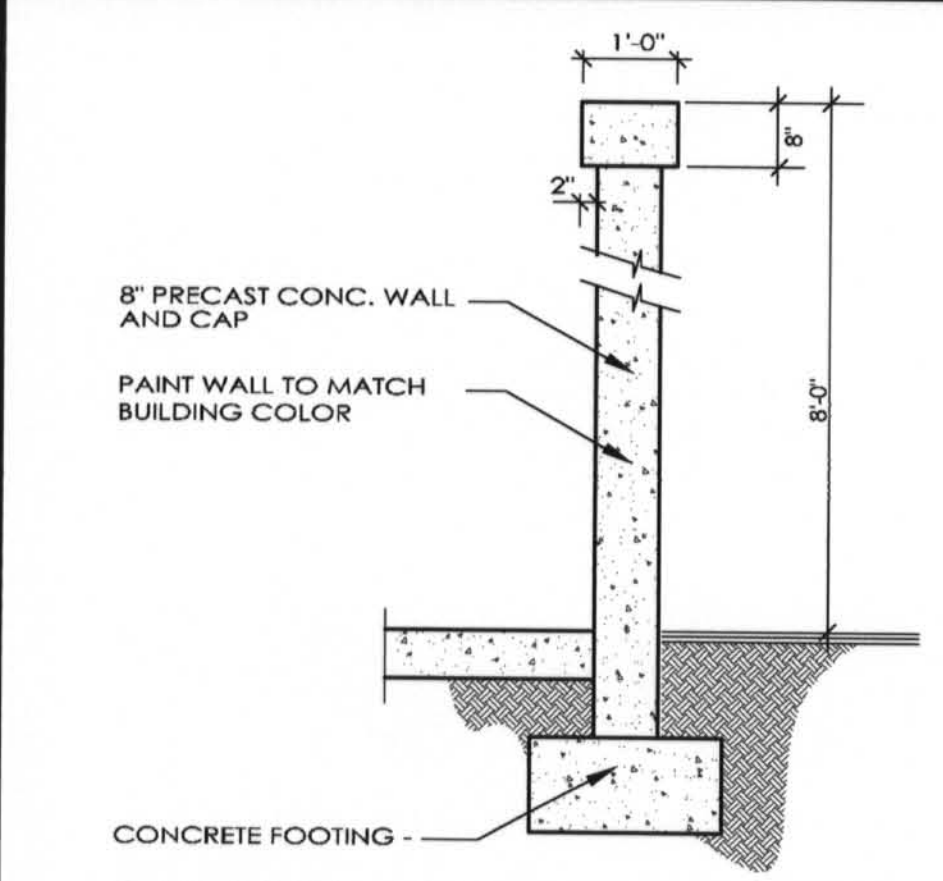
RETAINING WALL DETAIL
1/2" = 1'-0"
1 A1.0



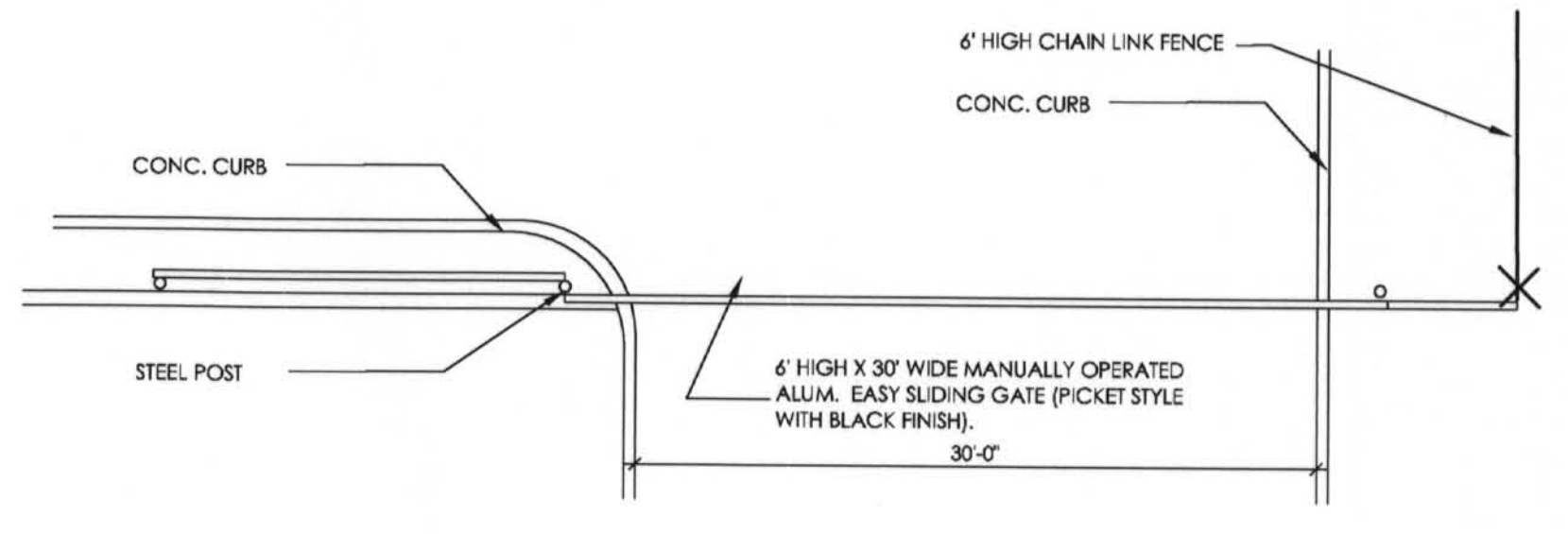
DUMPSTER DETAIL
1/4" = 1'-0"
2 A1.0



SITE PLAN
SCALE: 1" = 50'-0"
LYONS ROAD



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	= 46,359 S.F.	
OFFICE AREA	= 36,889 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

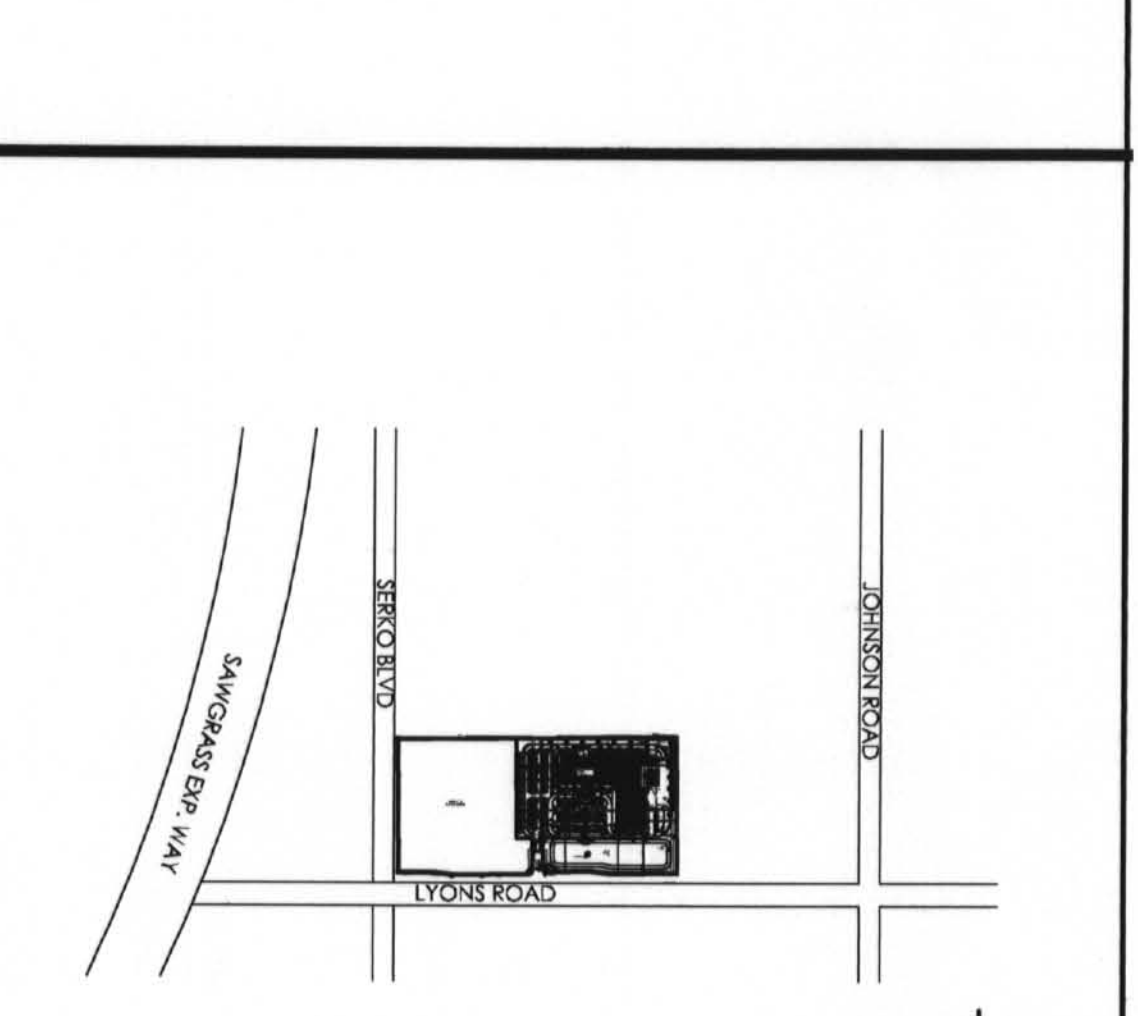
TOTAL BUILDING AREA	= 120,137 S.F.
REQUIRED PARKING	
TOTAL OFFICE AREA	73,778 G.S.F. @ 1 SPACE / 300 S.F. = 246 PARKING SPACES
TOTAL WAREHOUSE AREA	46,359 G.S.F. @ 1 SPACE / 2,000 S.F. = 24 PARKING SPACES
TOTAL REQUIRED PARKING SPACES	= 270 PARKING SPACES
TOTAL REQUIRED LOADING SPACES [120,000 TO 200,000 SQ. FT.]	= 5 LOADING SPACES
PROVIDED PARKING	
PARKING PROVIDED: REGULAR (10' X 20')	= 287 PARKING SPACES
HANDICAPPED	= 9 PARKING SPACES
TOTAL PROVIDED PARKING SPACES	= 296 PARKING SPACES
TOTAL PROVIDED LOADING SPACES	= 5 LOADING SPACES

RESTROOM CALCULATIONS

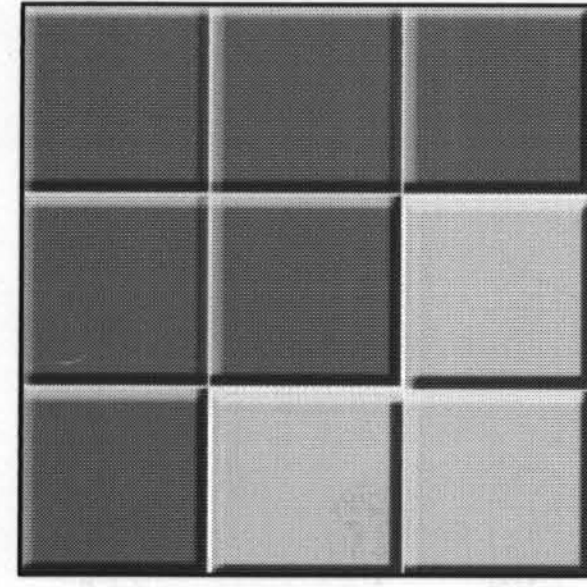
GROUND FLOOR OFFICE	= 36,889 S.F.	36,889/100 = 367 OCCUPANTS
GROUND FLOOR WAREHOUSE	= 46,359 S.F.	46,359/300 = 155 OCCUPANTS
SECOND FLOOR OFFICE	= 36,889 S.F.	36,889/100 = 367 OCCUPANTS
GROUND FLOOR OFFICE	1 PER 50 (F.B.C TABLE 403.1)	8 FIXTURES
GROUND FLOOR WAREHOUSE	1 PER 100 (F.B.C TABLE 403.1)	2 FIXTURES
SECOND FLOOR OFFICE	1 PER 50 (F.B.C TABLE 403.1)	8 FIXTURES
TOTAL RESTROOM FIXTURES REQUIRED		18 FIXTURES
TOTAL RESTROOM FIXTURES PROVIDED		26 FIXTURES
		+8 FIXTURES

CONSTRUCTION SCHEDULE

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



LOCATION PLAN
NTS



**FALKANGER SNYDER
MARTINEAU & YATES**
ARCHITECTS
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DESIGNED	DRAWN	CHECKED
JB	AT	DS

REVISIONS

JEFF FALKANGER, DOUG SNYDER
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JIM NADASKAY P.E.

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CA # AA000447 CA # 00009063

DATE:	COMM:
05/07/04	02108

OFFICE / WAREHOUSE FOR F.F.P.

LYONS ROAD
COCONUT CREEK, FLORIDA

W. DOUG SNYDER
MAY 06 2004
AR 9127

SITE PLAN
SITE PLAN APPROVAL

A1.0