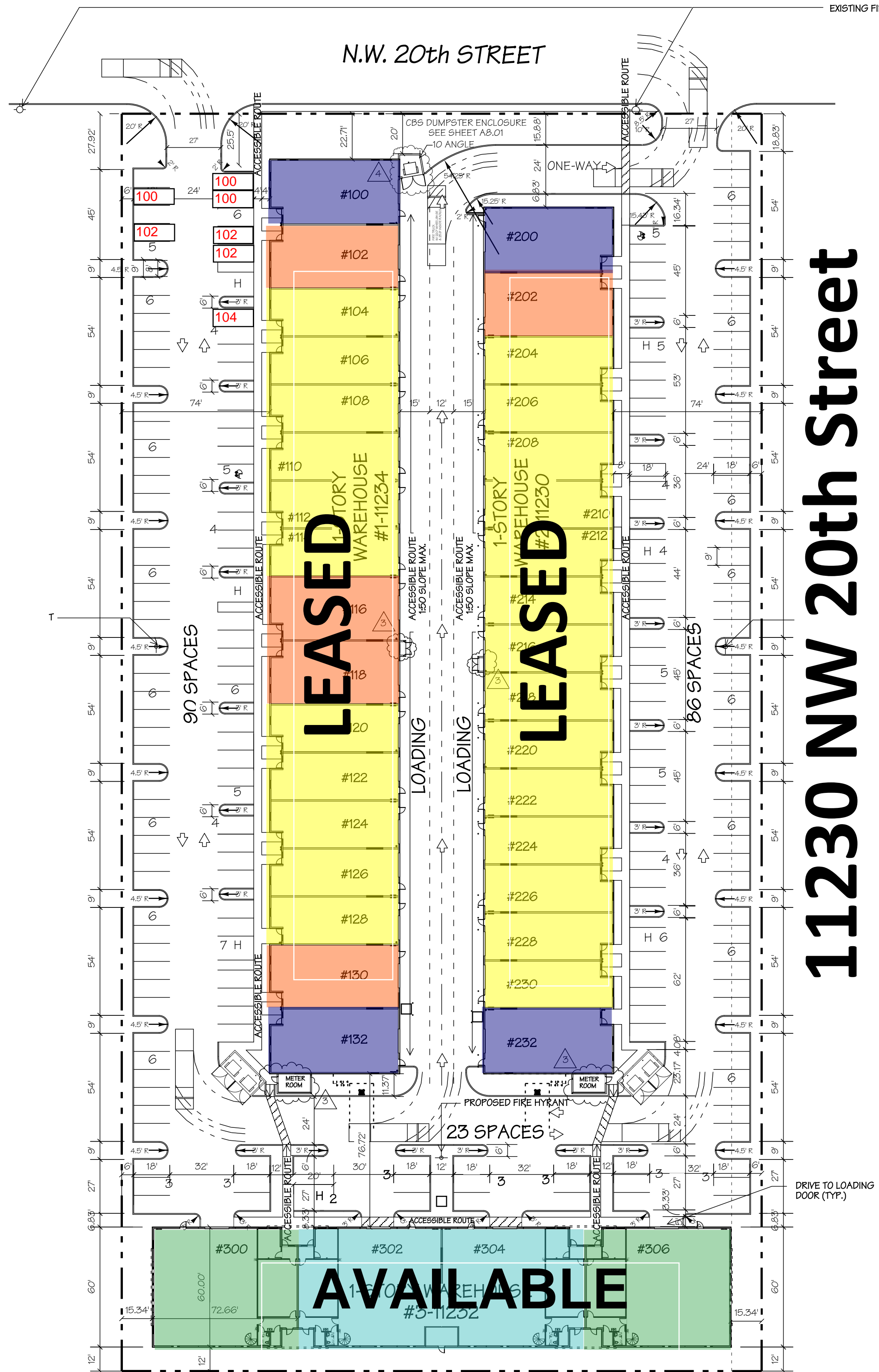


- 1,892 sq. ft.
- 2,545 sq. ft.
- 2,571 sq. ft.
- 5,122 sq. ft.
- 5,218 sq. ft.

11234 NW 20th Street

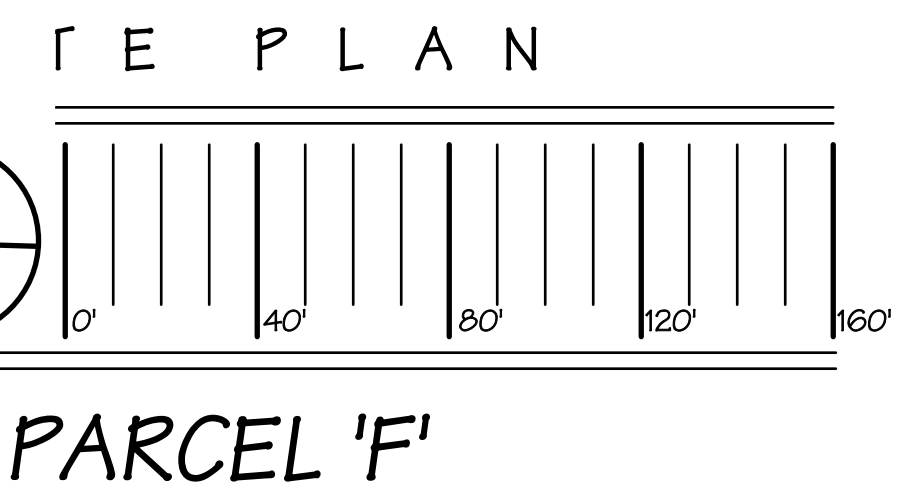


11230 NW 20th Street

34,175 RSF

11232 NW 20th Street

20,680 RSF



ZONING LEGEND		PARCEL 'F'	
		05098	07.04.23
PROPOSED USE	WAREHOUSE OCCUPANCY		
ZONING DISTRICT	IU-1		
BUILDING CONSTRUCTION CLASSIFICATION	TYPE III A FULLY SPRINKLERED		
NET LOT AREA	4.60		
PAVING	95,983	2.20	47.95%
BUILDING COVERAGE	72,852	1.67	36.39%
SIDEWALKS	2,500	0.06	1.25%
GREEN AREA	28,856	0.66	14.41%
SITE AREA	200.191	4.60	100.00%
BUILDING AREA BREAKDOWN (GFA)			
BUILDING 1	OFFICE	5,292	14.65%
	WAREHOUSE	23,574	65.24%
	STORAGE MEZZANINES	7,268	20.11%
BUILDING 1 TOTAL GROSS AREA		36,134	100.00%
BUILDING 2	OFFICE	4,962	14.52%
	WAREHOUSE	22,344	65.38%
	STORAGE MEZZANINES	6,869	20.10%
BUILDING 2 TOTAL GROSS AREA		34,175	100.00%
BUILDING 3	OFFICE	2,976	14.39%
	WAREHOUSE	13,704	66.27%
	STORAGE MEZZANINES	4,000	19.34%
BUILDING 3 TOTAL AREA		20,680	100.00%
PROPOSED TOTAL (GFA)		90,989	
PARKING REQUIRED			
OFFICE @ 1/300 SF	13,230		44.10
WAREHOUSE @ 10 + 1/2000 SF OVER 10000 SF	77,759		43.88
TOTAL			87.98
PARKING PROVIDED			
REGULAR ON GRADE			191
STROLLER ON GRADE			2
HANDICAP ON GRADE			6
TOTAL ON SITE			199
REQUIREMENTS			
FAR	0.45	0.45	
EAST SETBACK	5'	16'	
NORTH SETBACK	20'	22'	
WEST SETBACK	5'	16'	
SOUTH SETBACK	5'	5'	
BUILDING SEPERATION	20'	48'	
BUILDING GROUND COVERAGE	0.40	0.36	
BUILDING HEIGHT		25'	
GREEN SPACE	0.10	0.14	
EAST GREENBELT	3'	5'	
WEST GREENBELT	3'	5'	
NORTH GREENBELT	10'	20'	
SOUTH GREENBELT	5'	5'	

REVISIONS	BY
△ REVISED PER BLDG. DEPT.	CMU 7/10/06
△ REVISED PER BLDG. DEPT.	CMU 12/28/06
△ REVISED PER OWNER	MW 3/27/07
△ REVISED PER OWNER	MW 5/17/07

ARCHITECTURE/PLANNING
 MARC WIENER, A.I.A.
 AR # 000416
 280 S.E. 4TH STREET SUITE 101
 BOCA RATON, FLORIDA 33432
 407-750-4111 FAX 407-750-9298

OWNER:
 Procacci Development Corporation
 925 South Federal Highway, Suite #400
 Boca Raton, Florida 33432
 P: 561-416-1400
 F: 561-416-1450

CROSSROADS PARCEL 'F'
PROCACCI PARCEL F, LLC
11234/11230/11232/ NW 20TH STREET
SITE PLAN
 DADE COUNTY, FLORIDA

Contract	
Permit	
Bid	
Date	12-7-05
Scale	AS NOTED
Drawn	MW
Job	05098
Sheet	A1.01
Of	Sheets