PROJECT DATA

APPLICABLE CODES:

- FLORIDA BUILDING CODE 2001 EDITION

PROJECT DATA:

FOLIO NUMBERS: 48-4207130012

LEGAL DESCRIPTION: A portion of Parcels "A" and "F", Sawgrass Exchange Plat, According to the plat thereof, as recorded in Plat Book 165, Page 2, in the Public Records of Broward County, Florida, being more particularly described as follows:

Beginning at the most southerly southeast corner of said Parcel "F"; thence south 89°37'06" west along the south line of said Parcel "F", a distance of 221.97 feet; thence north 00°24'54" west, a distance of 302.00 feet; thence north 89°37'06" east, a distance of 255.00 feet to a point of intersection with the east line of said Parcel "F"; thence south 00°24'54" east along said east line, a distance of 269.96 feet thence south 44°36'06" west along the east line of said Parcel "F", a distance of 46.69 feet to the point of beginning.

Said lands situate in the City of Coconut Creek, Broward County, Florida.

ZONING: PCD

LAND USE DESIGNATION: COMMERCIAL

OVERALL SITE AREA: 76,443.20 SF (1.76 ACRES)

BUILDING INFORMATION:

UNIT 101:	2,976.44 SF	A/C BUILDING AREA:
UNIT 102:	1,187.33 SF	
UNIT 103:	1,187.33 SF	
UNIT 104:	1,187.33 SF	
UNIT 105:	1,501.11 SF	
UNIT 106:	1,737.83 SF	
UNIT 107 (UTILITY SPACE):	19.55 SF	UTILITY BUILDING AREA:
UNIT 108 (UTILITY SPACE):	46.22 SF	

A/C BUILDING AREA:	9,777.37 SF
NON-A/C BUILDING AREA:	1,108.33 SF
UTILITY BUILDING AREA:	65.78 SF
GROSS BUILDING AREA:	10,951.48 SF

SITE INFORMATION:

TOTAL ACREAGE OF PUBLIC ROADS CONTAINED IN PARCEL:			0 ACRES
% OF PAVED AREA ON SITE INCLUDING PARKING W/OUT EXIST. N. ACCESS ROAD:			31,943.35 SF (41.78%)
% OF PAVED AREA ON SITE INCLUDING PARKING WITH EXIST. N. ACCESS ROAD:			39,963.82 SF (52.27%)
% OF BUILDING AREA ON THE SITE:			10,972.03 SF (14.32%)
		REQUIRED	PROVIDED
% OF OPEN SPACE ON THE SITE:		11,466.48 SF (15.00%)	65,491.71 SF (85.67%)
% OF LANDSCAPED AREA ON THE SITE W/ EXIST. N. ACCESS ROAD:		30,577.28 SF (40.00%)	25,527.89 SF (33.39%)
% OF LANDSCAPED AREA ON THE SITE W/OUT EXIST. N. ACCESS ROAD:		30,577.28 SF (40.00%)	33,548.36 SF (43.88%)
BUILDING HEIGHT:		36'-0"	29'-0" HP OF ROOF
NUMBER OF STORIES:		3 STORIES	1 STORY
SETBACKS: BUILDING:	NORTH:	25'-0"	102'-0"
	SOUTH:	25'-0"	64'-0"
	EAST:	25'-0"	104'-0"
	WEST:	25'-0"	64'-11"
LANDSCAPE BUFFER:	NORTH:	25' (30'- 120% PER PUD)	N/A
	SOUTH:	25' (30'- 120% PER PUD)	30'-0"
	EAST:	25' (30'- 120% PER PUD)	30'-0"
	WEST:	25' (30'- 120% PER PUD)	N/A

PARKING REQUIREMENTS:

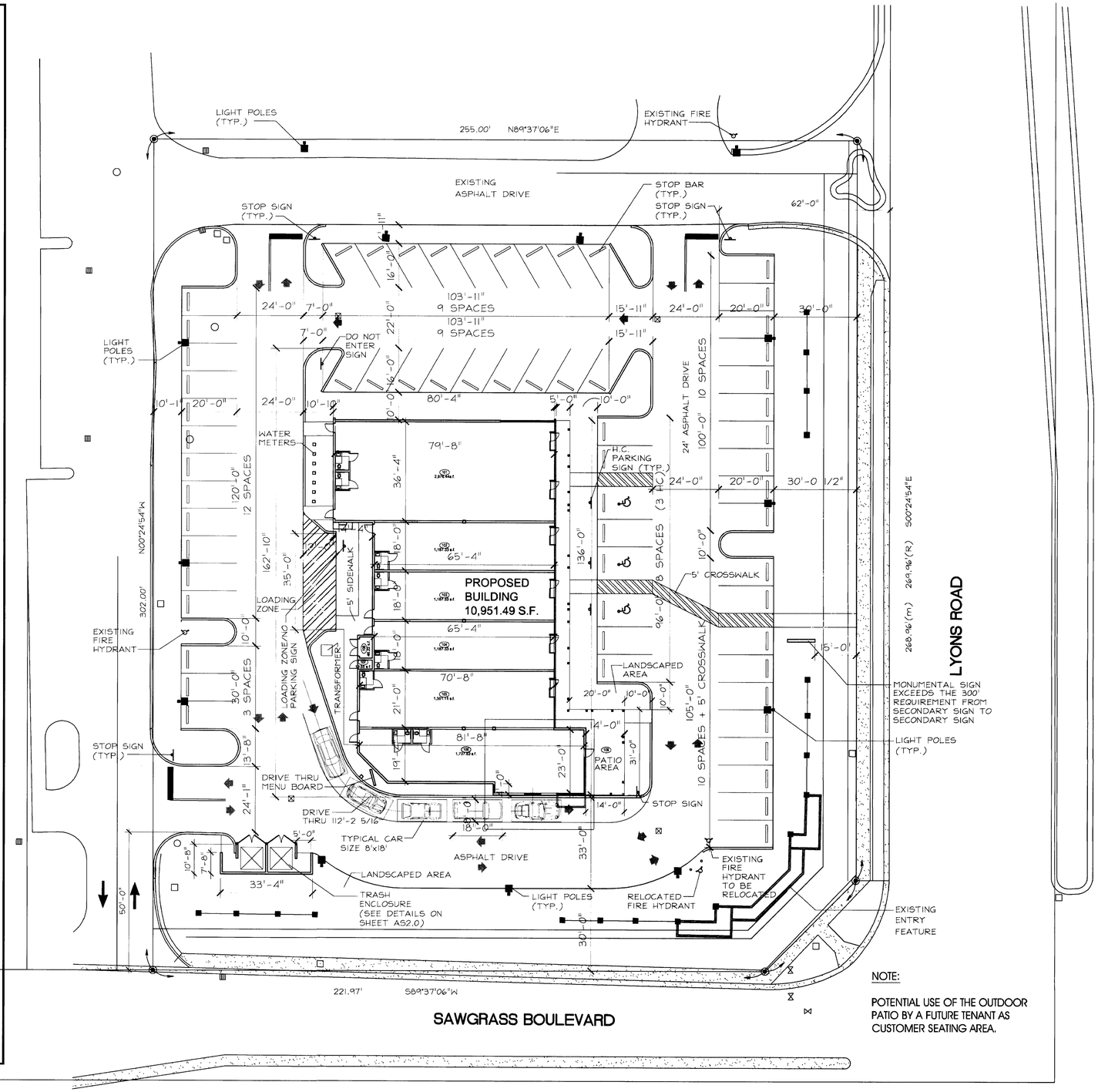
BUILDING AREA TOTAL: (USABLE A/C SPACE) 9,777.38 S.F.

REQUIRED

(1 per 200 SF) Retail 9,777.38/ 200 = 49 (48.88) SPACES (2 HC)

PROVIDED

(1 per 200 SF) Retail 61 SPACES (3 HC)



NOTE:

POTENTIAL USE OF THE OUTDOOR PATIO BY A FUTURE TENANT AS CUSTOMER SEATING AREA.

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'

C3TS
CORO CASTELLA CARBALLO THOMPSON SALMAN
Architects Engineers Planners
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Coral Gables, Florida 33134
Voice: 305.445.2900 Fax: 305.445.3366
AAC002142 EB0005022

New Construction of:
Lyons - Sawgrass Shopping Center
FOR: LYONS TRADE CENTER, LLC
Coconut Creek, Florida

JOB NUMBER 00343-001

FILE No. : 0034301AS1.0

DRAWN : MM/KC
REVIEWED: DGH/JFS
CHECKED : JFS

Javier F. Salman, AIA
Reg. No.: AR0014410

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DATE : 03/25/05

ISSUE

REVISIONS

SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

AS1.0