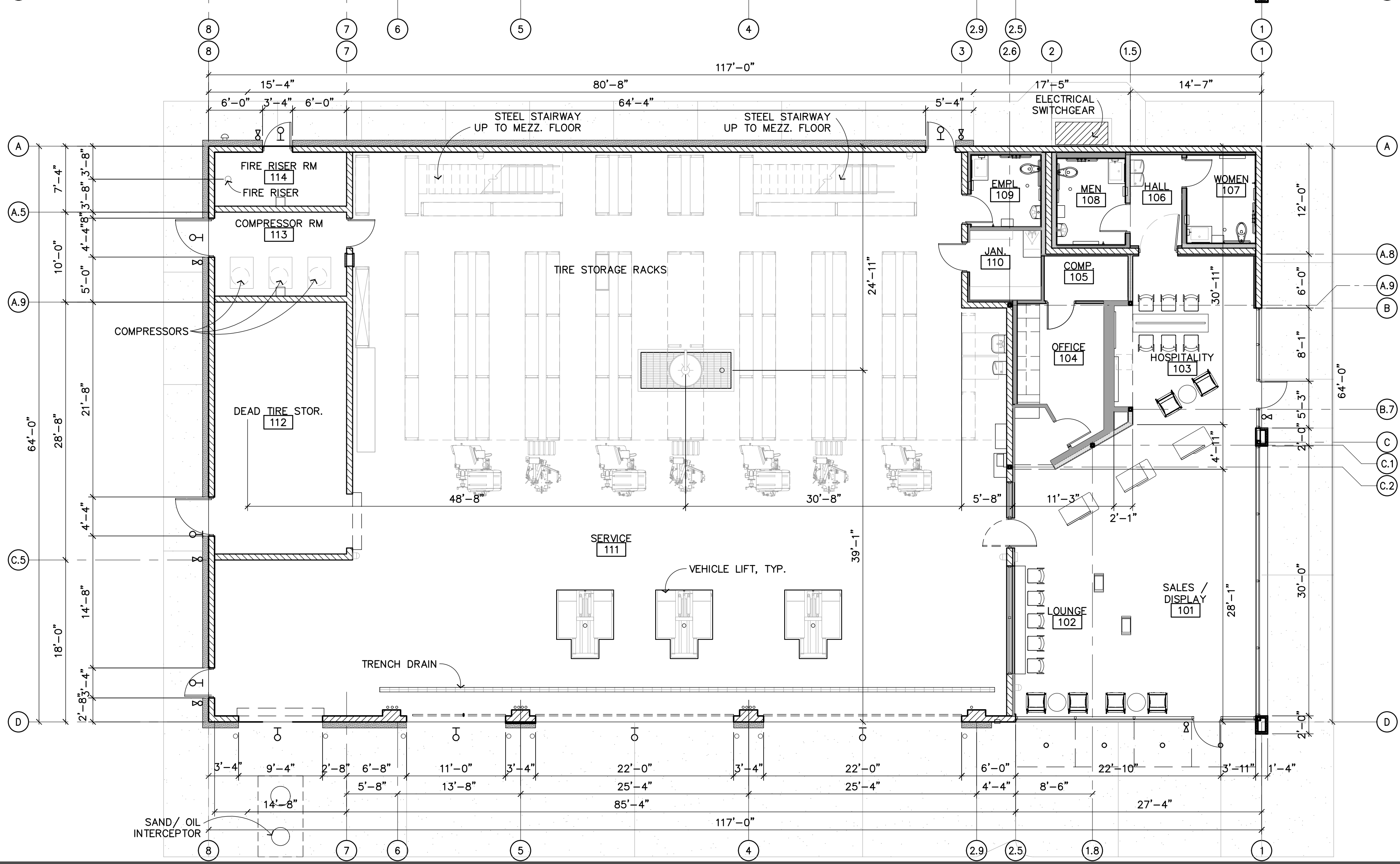


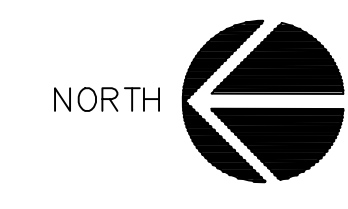
Building Area Breakdown

GROUND FLOOR AREA	
'M' OCCUPANCY:	
SALES / DISPLAY	671.42 SQ. FT.
LOUNGE / DISPLAY	177.82 SQ. FT.
HOSPITALITY	262.51 SQ. FT.
OFFICE	128.95 SQ. FT.
COMPUTER	46.65 SQ. FT.
HALL	58.21 SQ. FT.
MEN	71.39 SQ. FT.
WOMEN	73.11 SQ. FT.
EMPLOYEE	60.36 SQ. FT.
JANITOR ROOM:	61.87 SQ. FT.
'S-1' OCCUPANCY:	
SERVICE	4727.57 SQ. FT.
DEAD TIRE STORAGE	410.67 SQ. FT.
COMPRESSOR ROOM	136.89 SQ. FT.
FIRE RISER ROOM	88.00 SQ. FT.
(NET AREA/USABLE) 6,975.42 SQ. FT.	
TOTAL GROUND FLOOR AREA: 7,488 SQ. FT. (BLDG. FOOTPRINT)	
MEZZANINE LEVEL AREA:	
'S-1' OCCUPANCY:	
STORAGE # 1:	292.03 SQ. FT.
STORAGE # 2:	178.15 SQ. FT.
STORAGE # 3:	655.13 SQ. FT.
WALKING GRATE:	1177.55 SQ. FT.
(NET AREA/USABLE) 2,302.86 S.F.	



CONCEPTUAL MEZZ. FLOOR PLAN

SCALE: 1/8" = 1'-0"



CONCEPTUAL 1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"



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CONCEPTUAL FLOOR PLANS

LOT 4 / FALCON MARKETPLACE

E. WOODMEN RD. & MERIDIAN RD.

FALCON, CO 80831



BUILDING MODEL	
FRAME DESIGN	
REVISION	REV #1
DATE	01.19.2021
SCALE	AS NOTED
PROJECT NUMBER	COS 12371

Sheet No.
A.1