



Village Square at Peccole Ranch - Pad O2

2-139-88(37) Perlman Architects, Inc.
 2230 Corporate Circle, Suite 200
 Henderson, Nevada 89014
 702.990.9900 702.932.3222 fax

Scale: 1" = 8'

Conceptual Building Elevations

SITE INFORMATION

ZONING
 C1 - Local Business District (APN 163-06-816-022)

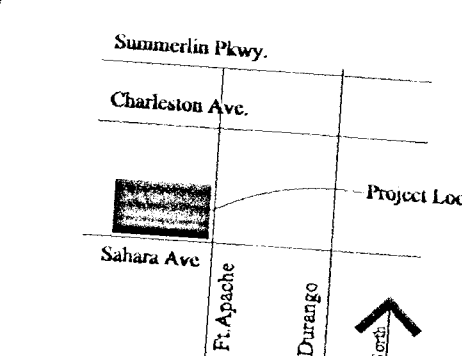
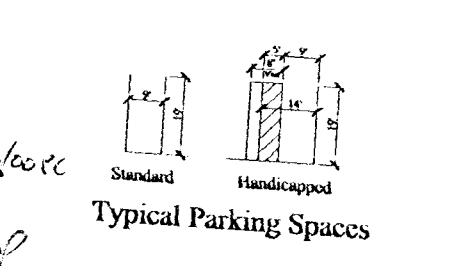
AREA (Approximate, to be verified)
 Net Area: 27,253sf .62 acres

AREA (Approx.)
 10,005 sf Pads - dimensions 69' x 145' Coverage 37 %

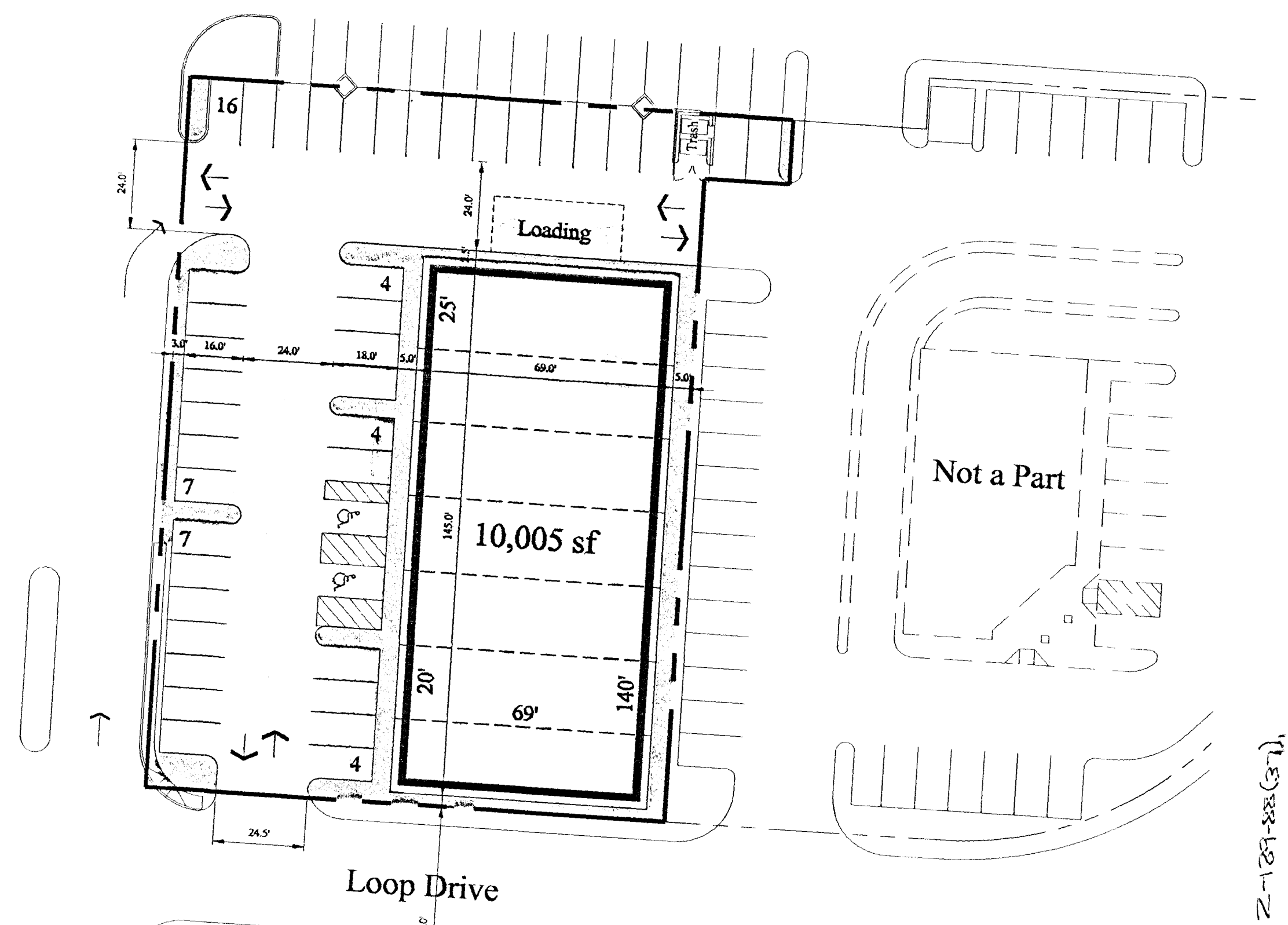
PARKING REQUIREMENTS
 Parking Calculations
 Retail A 10,005/250= 40 Required 42 Provided 42 Handicapped 2/2
 Loading Spaces Required: (1 per Bldg min.) 1
 Loading Spaces Provided: 1

BUILDING HEIGHT
 Allowed: No Restriction
 Provided: 1-Story - up to 50 feet

BUILDING COVERAGE
 Allowed: 50 %
 Provided: 37 %



Location Map



Village Square Commercial Center

2-139-88(37)

and Fort Apache Road, Las Vegas, Nevada

Conceptual Site Plan- Pad O2

Perlman
 Architects, Inc.
 2230 Corporate Circle, Suite 200
 Henderson, Nevada 89014
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Scale: 1" = 30'

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Scale

Date: 10/2/1995

Revisions:
1. _____
2. _____
3. _____
4. _____

Project Title:
Pad "O2" Retail Building
Located @ Village Square at Peccole Ranch
Prepared for the Triple 5 Corporation

Drawings as Issued are the property of the Landscape Architect.

Sheet Title:
Landscape Plan

Drawn By: LB

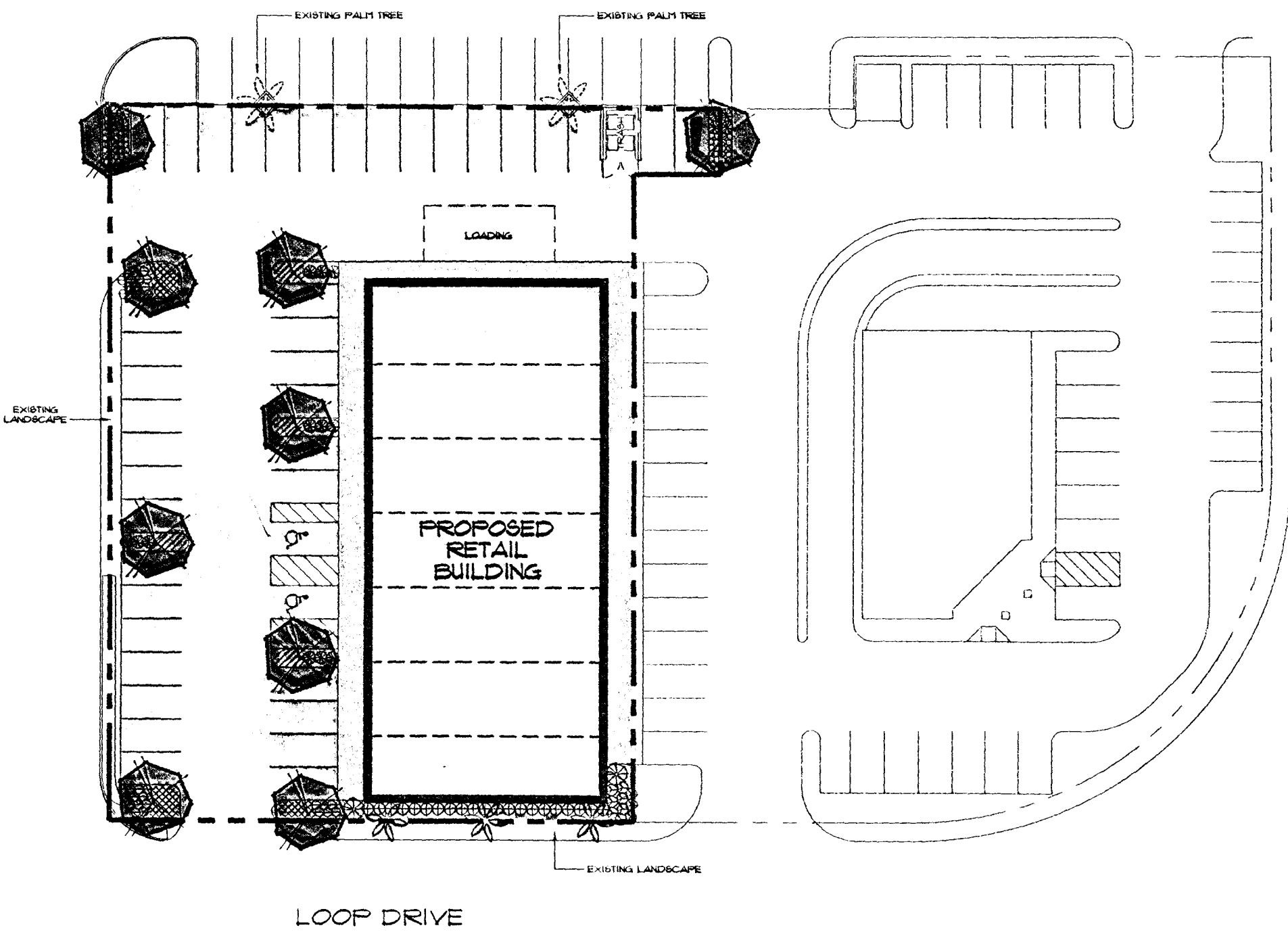
Checked By: DW

Scale: 1/16" = 1'-0"

Job #: 950078

Sheet #

L-1



CONCEPTUAL LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	24" BOX	STANDARD TRUNK
	WASHINGTONIA ROBUSTA HYBRID	HYBRID PALM	8' BTH	SKINNED
	AGAPANTHUS AFRICANUS	LILY OF THE Nile	9 GALLON	
	CHAMAECYPARIS NANA	MEDITERRANEAN PINE PALM	24" BOX	
	DISTEFIA VEGETA	AFRICAN IRIS	9 GALLON	
	PELARGONIUM GRAVEOLENS	PORTULACA QUAVA	9 GALLON	
	HESPERIS MATRONALIS	DAYLILY	1 GALLON	
	RHIPHALIS BURCHARDII	INDIAN HAWTHORN	9 GALLON	
	JUNIPERUS HORIZONTALIS	TRAILING JUNIPER	1 GALLON	2" OC.
	LANтана MONTE CARLO	SUN GOLD LANTANA	1 GALLON	2" OC.
	ANNUAL COLOR	ANNUAL COLOR	4" POT	8" OC.
	MOJAVE GOLD DECOMPOSED GRANITE, 3/8" SCREENED @ 2" DEPTH IN ALL PLANTING AREAS EXCEPT ANNUAL COLOR BEDS			

PLANT LEGEND

DISCREPANCIES BETWEEN THE DRAWINGS AND SITE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE STARTING WORK.

CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO STARTING WORK.

LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT MATERIAL/ROCK MATERIAL DEEMED UNACCEPTABLE.

LANDSCAPE CONTRACTOR TO PROVIDE AGRONOMY TESTING FOR THIS SITE AND COMPLY WITH THE TESTING LAB'S RECOMMENDATIONS FOR BACKFILL MIX. SUBMIT REPORT TO LANDSCAPE ARCHITECT.

QUANTITIES INDICATED ARE FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES.

ROCK MULCH AREAS TO BE TREATED BEFORE AND AFTER INSTALLATION WITH PRE-EMERGENT HERBICIDE.

ALL PLANTING AREAS SHALL RECEIVE ROCK MULCH. ROCK MULCH SHALL BE MOJAVE GOLD DECOMPOSED, GRANITE, 3/8" SCREENED AT A DEPTH OF 2". SUBMIT SAMPLES TO LANDSCAPE ARCHITECT. (SOURCE: KALAMAZOO MATERIALS OR APPROVED EQUAL.)

ALL PLANTING BACKFILL SHALL CONSIST OF THE FOLLOWING MIX:

50%	WASHED BILT
50%	ORNI MULCH

ORNI MULCH AVAILABLE THROUGH:

WESTERN ORGANICS
LAS VEGAS, NEVADA
(702) 635-0310

2-39-88(37)

INTEGRATED DEVELOPMENT

Building R1	Size	Area
First Floor	40' x 80' +/-	2,458 sf
Suite - 100	20' x 80'	1,600 sf
Suite - 101	20' x 80'	1,600 sf
Suite - 102	20' x 80'	1,600 sf
Suite - 103	20' x 80'	1,600 sf
Suite - 104	20' x 80'	1,600 sf
Suite - 105	20' x 80'	1,600 sf
Suite - 106	20' x 80'	1,600 sf
Suite - 107	20' x 80'	1,600 sf
Suite - 108	20' x 80'	1,600 sf
Common	40' x 80' +/-	2,458 sf
Leasable 1st Floor	12,843 sf	
Total 1st Floor Area	14,094 sf	
Second Floor	40' x 80' +/-	2,458 sf
Suite - 200	20' x 80'	1,600 sf
Suite - 201	20' x 80'	1,600 sf
Suite - 202	20' x 80'	1,600 sf
Suite - 203	20' x 80'	1,600 sf
Suite - 204	20' x 80'	1,600 sf
Common	40' x 80' +/-	2,458 sf
Leasable 2nd Floor	11,423 sf	
Total 2nd Floor Area	14,132 sf	
Total Areas Building R1		
Leasable Area	24,306 sf	
Common Area	3,920 sf	
Total Floor Area	28,226 sf	

Building R2	Size	Area
Suite - 110	20' x 80'	1,600 sf
Suite - 111	20' x 80'	1,600 sf
Suite - 112	20' x 80'	1,600 sf
Suite - 113	20' x 80'	1,600 sf
Suite - 114	20' x 80'	1,600 sf
Suite - 115	20' x 80'	1,600 sf
Suite - 116	20' x 80'	1,600 sf
Suite - 117	20' x 80'	1,600 sf
Suite - 118	20' x 80'	1,600 sf
Suite - 119	20' x 80'	1,600 sf
Common	40' x 80' +/-	2,458 sf
Leasable 1st Floor	13,327 sf	
Total 1st Floor Area	16,693 sf	
Second Floor	40' x 80' +/-	2,458 sf
Suite - 210	20' x 80'	1,600 sf
Suite - 211	20' x 80'	1,600 sf
Suite - 212	20' x 80'	1,600 sf
Suite - 213	20' x 80'	1,600 sf
Suite - 214	20' x 80'	1,600 sf
Suite - 215	20' x 80'	1,600 sf
Suite - 216	20' x 80'	1,600 sf
Suite - 217	20' x 80'	1,600 sf
Suite - 218	20' x 80'	1,600 sf
Suite - 219	20' x 80'	1,600 sf
Common	40' x 80' +/-	2,458 sf
Leasable 2nd Floor	13,327 sf	
Total 2nd Floor Area	16,693 sf	
Total Areas Building R2		
Leasable Area	29,963 sf	
Common Area	4,219 sf	
Total Floor Area	33,382 sf	

Building R3	Size	Area
Suite - 120	20' x 80'	1,600 sf
Suite - 121	20' x 80'	1,600 sf
Suite - 122	20' x 80'	1,600 sf
Suite - 123	20' x 80'	1,600 sf
Suite - 124	20' x 80'	1,600 sf
Suite - 125	20' x 80'	1,600 sf
Suite - 126	20' x 80'	1,600 sf
Suite - 127	20' x 80'	1,600 sf
Suite - 128	20' x 80'	1,600 sf
Suite - 129	20' x 80'	1,600 sf
Common	40' x 80' +/-	2,458 sf
Leasable 1st Floor	13,327 sf	
Total 1st Floor Area	16,693 sf	
Second Floor	40' x 80' +/-	2,458 sf
Suite - 220	20' x 80'	1,600 sf
Suite - 221	20' x 80'	1,600 sf
Suite - 222	20' x 80'	1,600 sf
Suite - 223	20' x 80'	1,600 sf
Suite - 224	20' x 80'	1,600 sf
Suite - 225	20' x 80'	1,600 sf
Suite - 226	20' x 80'	1,600 sf
Suite - 227	20' x 80'	1,600 sf
Suite - 228	20' x 80'	1,600 sf
Suite - 229	20' x 80'	1,600 sf
Common	40' x 80' +/-	2,458 sf
Leasable 2nd Floor	13,327 sf	
Total 2nd Floor Area	16,693 sf	
Total Areas Building R3		
Leasable Area	29,963 sf	
Common Area	4,219 sf	
Total Floor Area	33,382 sf	

Building R4	Size	Area
Suite - 130	20' x 80'	1,600 sf
Suite - 131	20' x 80'	1,600 sf
Suite - 132	20' x 80'	1,600 sf
Suite - 133	20' x 80'	1,600 sf
Suite - 134	20' x 80'	1,600 sf
Suite - 135	20' x 80'	1,600 sf
Suite - 136	20' x 80'	1,600 sf
Suite - 137	20' x 80'	1,600 sf
Suite - 138	20' x 80'	1,600 sf
Suite - 139	20' x 80'	1,600 sf
Common	40' x 80' +/-	2,458 sf
Leasable 1st Floor	13,327 sf	
Total 1st Floor Area	16,693 sf	
Second Floor	40' x 80' +/-	2,458 sf
Suite - 230	20' x 80'	1,600 sf
Suite - 231	20' x 80'	1,600 sf
Suite - 232	20' x 80'	1,600 sf
Suite - 233	20' x 80'	1,600 sf
Suite - 234	20' x 80'	1,600 sf
Suite - 235	20' x 80'	1,600 sf
Suite - 236	20' x 80'	1,600 sf
Suite - 237	20' x 80'	1,600 sf
Suite - 238	20' x 80'	1,600 sf
Suite - 239	20' x 80'	1,600 sf
Common	40' x 80' +/-	2,458 sf
Leasable 2nd Floor	13,327 sf	
Total 2nd Floor Area	16,693 sf	
Total Areas Building R4		
Leasable Area	29,963 sf	
Common Area	4,219 sf	
Total Floor Area	33,382 sf	

Building R5	Size	Area
Suite - 140	20' x 80'	1,600 sf
Suite - 141	20' x 80'	1,600 sf
Suite - 142	20' x 80'	1,600 sf
Suite - 143	20' x 80'	1,600 sf
Suite - 144	20' x 80'	1,600 sf
Suite - 145	20' x 80'	1,600 sf
Suite - 146	20' x 80'	1,600 sf
Suite - 147	20' x 80'	1,600 sf
Suite - 148	20' x 80'	1,600 sf
Suite - 149	20' x 80'	1,600 sf
Common	40' x 80' +/-	2,458 sf
Leasable 1st Floor	13,327 sf	
Total 1st Floor Area	16,693 sf	
Second Floor	40' x 80' +/-	2,458 sf
Suite - 240	20' x 80'	1,600 sf
Suite - 241	20' x 80'	1,600 sf
Suite - 242	20' x 80'	1,600 sf
Suite - 243	20' x 80'	1,600 sf
Suite - 244	20' x 80'	1,600 sf
Suite - 245	20' x 80'	1,600 sf
Suite - 246	20' x 80'	1,600 sf
Suite - 247	20' x 80'	1,600 sf
Suite - 248	20' x 80'	1,600 sf
Suite - 249	20' x 80'	1,600 sf
Common	40' x 80' +/-	2,458 sf
Leasable 2nd Floor	13,327 sf	
Total 2nd Floor Area	16,693 sf	
Total Areas Building R5		
Leasable Area	29,963 sf	
Common Area	4,219 sf	
Total Floor Area	33,382 sf	

Building R6	Size	Area
Suite - 150	20' x 80'	1,600 sf
Suite - 151	20' x 80'	1,600 sf
Suite - 152	20' x 80'	1,600 sf
Suite - 153	20' x 80'	1,600 sf
Suite - 154	20' x 80'	1,600 sf
Suite - 155	20' x 80'	1,600 sf
Suite - 156	20' x 80'	1,600 sf
Suite - 157	20' x 80'	1,600 sf
Suite - 158	20' x 80'	1,600 sf
Suite - 159	20' x 80'	1,600 sf
Common	40' x 80' +/-	2,458 sf
Leasable 1st Floor	13,327 sf	
Total 1st Floor Area	16,693 sf	
Second Floor	40' x 80' +/-	2,458 sf
Suite - 250	20' x 80'	1,600 sf
Suite - 251	20' x 80'	1,600 sf
Suite - 252	20' x 80'	1,600 sf
Suite - 253	20' x 80'	1,600 sf
Suite - 254	20' x 80'	1,600 sf
Suite - 255	20' x 80'	1,600 sf
Suite - 256	20' x 80'	1,600 sf
Suite - 257	20' x 80'	1,600 sf
Suite - 258	20' x 80'	1,600 sf
Suite - 259	20' x 80'	1,600 sf
Common	40' x 80' +/-	2,458 sf
Leasable 2nd Floor	13,327 sf	
Total 2nd Floor Area	16,693 sf	
Total Areas Building R6		
Leasable Area	29,963 sf	
Common Area	4,219 sf	
Total Floor Area	33,382 sf	

Building R7	Size	Area
Suite - 160	20' x 80'	1,600 sf
Suite - 161	20' x 80'	1,600 sf
Suite - 162	20' x 80'	1,600 sf
Suite - 163	20' x 80'	1,600 sf
Suite - 164	20' x 80'	1,600 sf
Suite - 165	20' x 80'	1,600 sf
Suite - 166	20' x 80'	1,600 sf
Suite - 167	20' x 80'	1,600 sf
Suite - 168	20' x 80'	1,600 sf
Suite - 169	20' x 80'	1,600 sf
Common	40' x 80' +/-	2,458 sf
Leasable 1st Floor	13,327 sf	
Total 1st Floor Area	16,693 sf	
Second Floor	40' x 80' +/-	2,458 sf
Suite - 260	20' x 80'	1,600 sf
Suite - 261	20' x 80'	1,600 sf
Suite - 262	20' x 80'	1,600 sf
Suite - 263	20' x 80'	1,600 sf
Suite - 264	20' x 80'	1,600 sf
Suite - 265	20' x 80'	1,600 sf
Suite - 266	20' x 80'	1,600 sf
Suite - 267	20' x 80'	1,600 sf
Suite - 268	20' x 80'	1,600 sf
Suite - 269	20' x 80'	1,600 sf
Common	40' x 80' +/-	2,458 sf
Leasable 2nd Floor	13,327 sf	
Total 2nd Floor Area	16,693 sf	
Total Areas Building R7		
Leasable Area	29,963 sf	
Common Area	4,219 sf	
Total Floor Area	33,382 sf	

Building R8	Size	Area
Suite - 170	20' x 80'	1,600 sf
Suite - 171	20' x 80'	1,600 sf
Suite - 172	20' x 80'	1,600 sf
Suite - 173	20' x 80'	1,600 sf
Suite - 174	20' x 80'	1,600 sf
Suite - 175	20' x 80'	1,600 sf
Suite - 176	20' x 80'	1,600 sf
Suite - 177	20' x 80'	1,600 sf
Suite - 178	20' x 80'	1,600 sf
Suite - 179	20' x 80'	1,600 sf
Common	40' x 80' +/-	2,458 sf
Leasable 1st Floor	13,327 sf	
Total 1st Floor Area	16,693 sf	
Second Floor	40' x 80' +/-	2,458 sf
Suite - 270	20' x 80'	1,600 sf
Suite - 271	20' x 80'	1,600 sf
Suite - 272	20' x 80'	1,600 sf
Suite - 273	20' x 80'	1,600 sf
Suite - 274	20' x 80'	1,600 sf
Suite - 275	20' x 80'	1,600 sf
Suite - 276	20' x 80'	1,600 sf
Suite - 277	20' x 80'	1,600 sf
Suite - 278	20' x 80'	1,600 sf
Suite - 279	20' x 80'	1,600 sf
Common	40' x 80' +/-	2,458 sf
Leasable 2nd Floor	13,327 sf	
Total 2nd Floor Area	16,693 sf	
Total Areas Building R8		
Leasable Area	29,963 sf	
Common Area	4,219 sf	
Total Floor Area	33,382 sf	

Building R9	Size	Area
Suite - 180	20' x 80'	1,600 sf
Suite - 181	20' x 80'	1,600 sf
Suite - 182	20' x 80'	1,600 sf
Suite - 183	20' x 80'	1,600 sf
Suite - 184	20' x 80'	1,600 sf
Suite - 185	20' x 80'	1,600 sf
Suite - 186	20' x 80'	1,600 sf
Suite - 187	20' x 80'	1,600 sf
Suite - 188	20' x 80'	1,600 sf
Suite - 189	20' x 80'	1,600 sf
Common	40' x 80' +/-	2,458 sf
Leasable 1st Floor	13,327 sf	
Total 1st Floor Area	16,693 sf	
Second Floor	40' x 80' +/-	2,458 sf
Suite - 280	20' x 80'	1,600 sf
Suite - 281	20' x 80'	1,600 sf
Suite - 282	20' x 80'	1,600 sf
Suite - 283	20' x 80'	1,600 sf
Suite - 284	20' x 80'	1,600 sf
Suite - 285	20' x 80'	1,600 sf
Suite - 286	20' x 80'	1,600 sf
Suite - 287	20' x 80'	1,600 sf
Suite - 288	20' x 80'	1,600 sf
Suite - 289	20' x 80'	1,600 sf
Common	40' x 80' +/-	2,458 sf
Leasable 2nd Floor	13,327 sf	
Total 2nd Floor Area	16,693 sf	
Total Areas Building R9		
Leasable Area	29,963 sf	
Common Area	4,219 sf	
Total Floor Area	33,382 sf	

Building R10	Size	Area
Suite - 190	20' x 80'	1,600 sf
Suite - 191	20' x 80'	1,600 sf
Suite - 192	20' x 80'	1,600 sf
Suite - 193	20' x 80'	1,600 sf
Suite - 194	20' x 80'	1,600 sf
Suite - 195	20' x 80'	1,600 sf
Suite - 196	20' x 80'	1,600 sf
Suite - 197	20' x 80'	1,600 sf
Suite - 198	20' x 80'	1,600 sf
Suite - 199	20' x 80'	1,600 sf
Common	40' x 80' +/-	2,458 sf
Leasable 1st Floor	13,327 sf	
Total 1st Floor Area	16,693 sf	
Second Floor	40' x 80' +/-	2,458 sf
Suite - 290	20' x 80'	1,600 sf
Suite - 291	20' x 80'	1,600 sf
Suite - 292	20' x 80'	1,600 sf
Suite - 293	20' x 80'	1,600 sf
Suite - 294	20' x 80'	1,600 sf
Suite - 295	20' x 80'	1,600 sf
Suite - 296	20' x 80'	1,600 sf
Suite - 297	20' x 80'	1,600 sf
Suite - 298	20' x 80'	1,600 sf
Suite - 299	20' x 80'	1,600 sf
Common	40' x 80' +/-	2,458 sf
Leasable 2nd Floor	13,327 sf	
Total 2nd Floor Area	16,693 sf	
Total Areas Building R10		
Leasable Area	29,963 sf	
Common Area	4,219 sf	
Total Floor Area	33,382 sf	

Note:
The above calculations are a mix of hard numbers and conceptual numbers combined. Therefore these numbers can change at any time, and should be used accordingly.

*DENOTES PARCELS WITH PRELIMINARY SITE LAYOUT AND THEY MAY NOT CORRESPOND WITH CIVIL DRAWINGS.

VILLAGE SQUARE at PECCOLE RANCH

TRIPLE FIVE NEVADA DEVELOPMENT CORPORATION

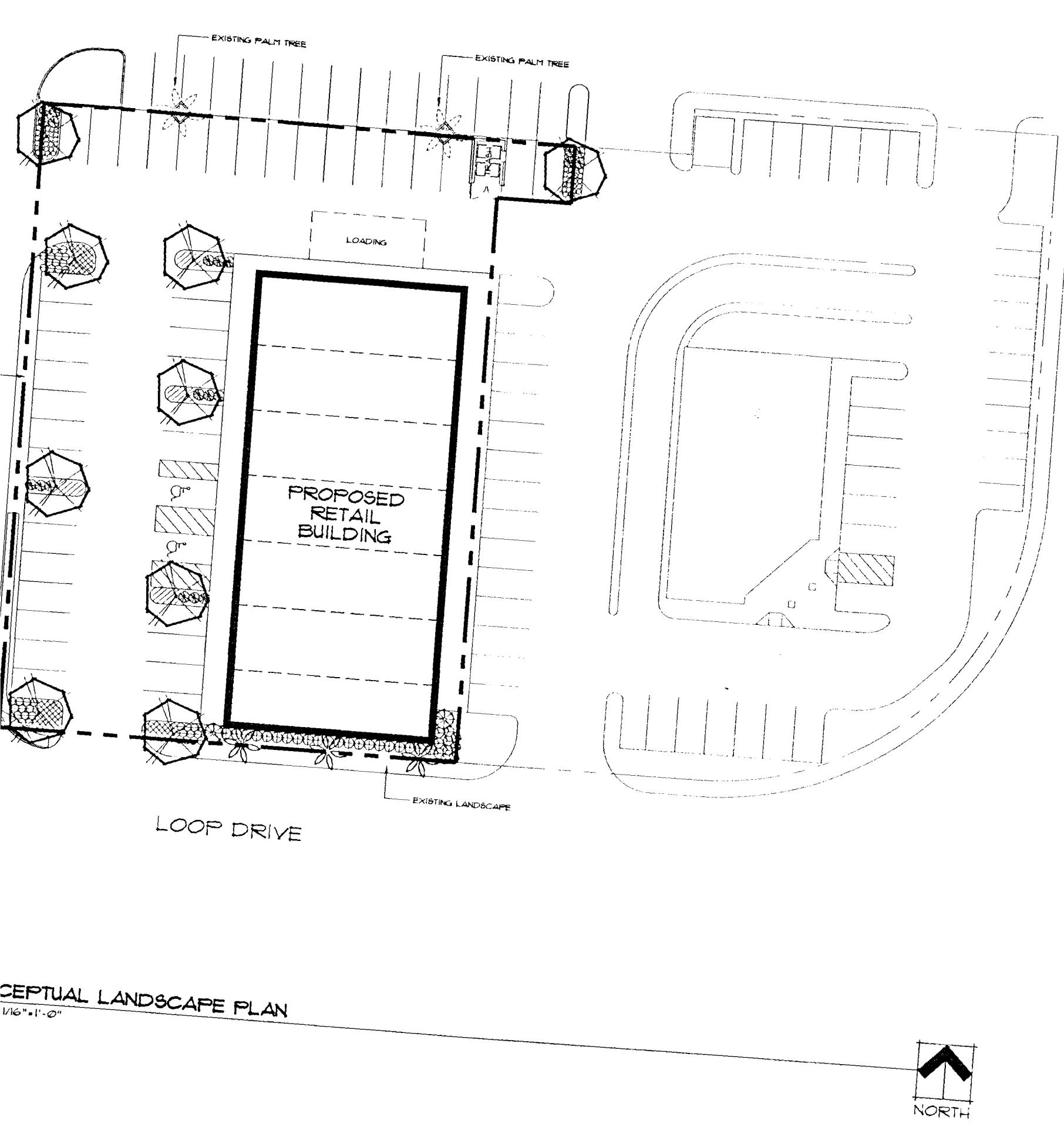
Conceptual Site Plan - Scheme X

Perlmans
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702.990.9900 702.932.3222 fax

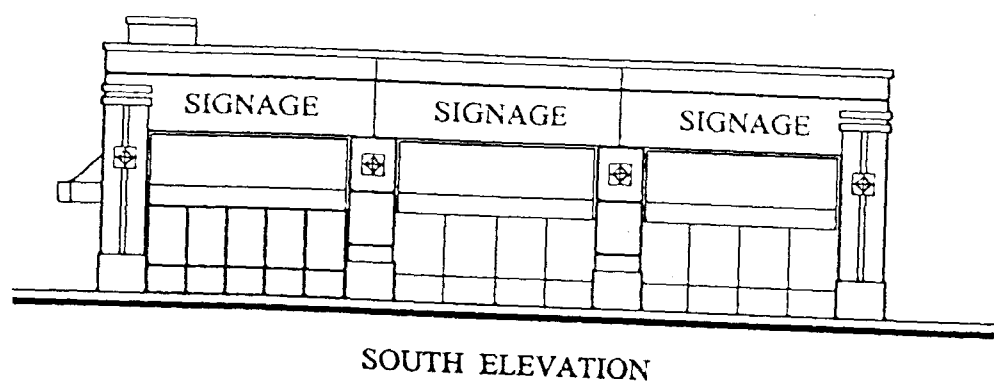
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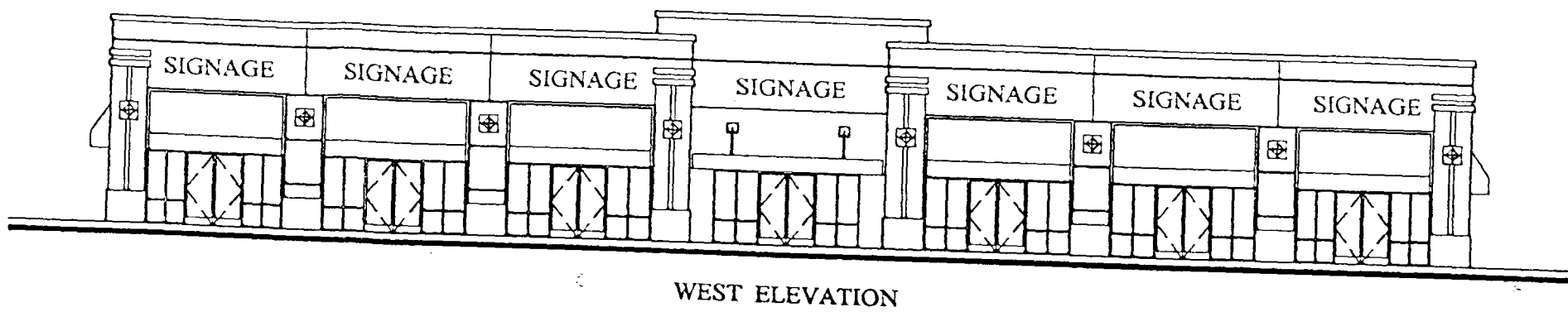
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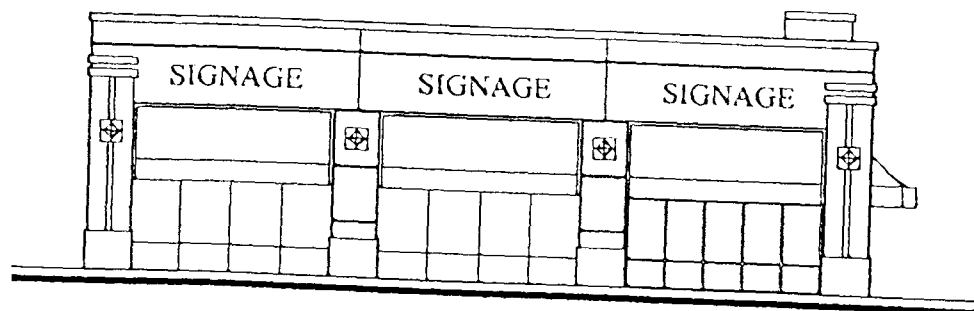
PLANT LEGEND				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
[Symbol]	LEUCISTYX JAPONICA	JAPANESE PRIVET	24" BOX	STANDARD TREK
[Symbol]	WASHINGTONIA ROBUSTA HYBRID	HYBRID PACIFICAN PALM PALM	12" BTH	BRANDED
[Symbol]	ADAPANTHUS AFRICANUS	LEAF OF THE HILL	8 GALLON	
[Symbol]	CHAMPAGNE HAZEL	MEDITERRANEAN PALM PALM	24" BOX	
[Symbol]	DIETER VIGETA	AFRICAN IRIS	8 GALLON	
[Symbol]	PELUD BELLOUSANA	PIREANILE OLIVA	8 GALLON	
[Symbol]	HYPEROCALLIS SP.	DATLEY	1 GALLON	
[Symbol]	RAMPHOLEPS INDICA	REMAN HAZELHORN	8 GALLON	
[Symbol]	JANIPERUS HORIZONTALIS	TRAILING JAMPER	1 GALLON	1" OC.
[Symbol]	LANTANA MONTE "BANGOLD"	BUN GOLD LANTANA	1 GALLON	2" OC.
[Symbol]	ANNUAL COLOR	ANNUAL COLOR	4" POTS	8" OC.



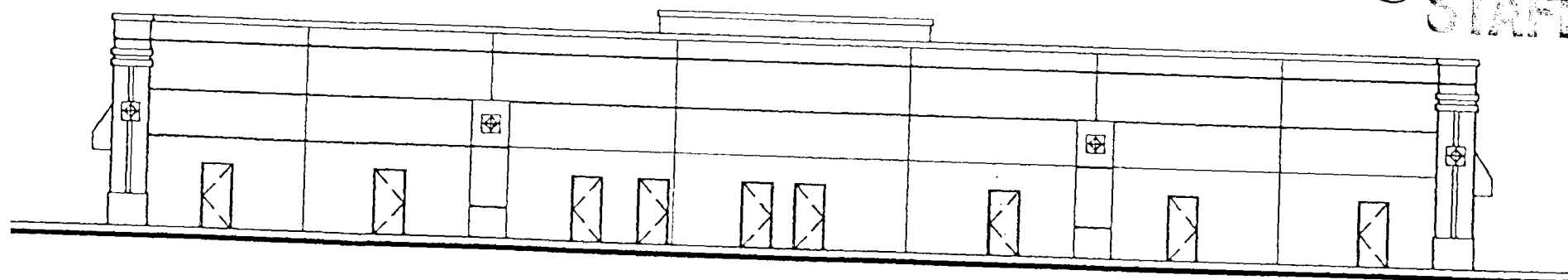
SOUTH ELEVATION



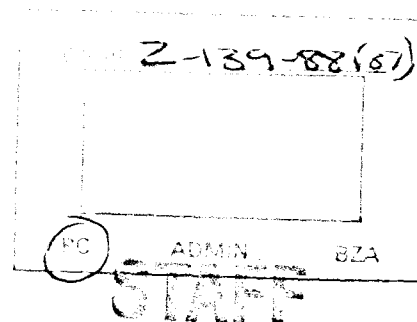
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



Village Square at Peccole Ranch - Pad O2

Triple Five Nevada Development Corporation

Conceptual Building Elevations

Scale: 1" = 8'

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Architects, Inc.

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SITE INFORMATION

ZONING

C1 -Local Business District (APN 163-06-816-022)

AREA (Approximate, to be verified)

Net Area: 27,253sf .62 acres

AREA (Approx)	Pads - dimensions	Coverage
10,005 sf	69' x 145'	37 %

PARKING REQUIREMENTS

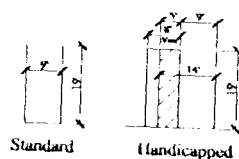
Parking Calculations	Required	Provided	Handicapped
Retail A 10,005/250	40	42	2/2
Loading Spaces Required:	(1 per Bldg min.) 1		
Loading Spaces Provided:	1		

BUILDING HEIGHT

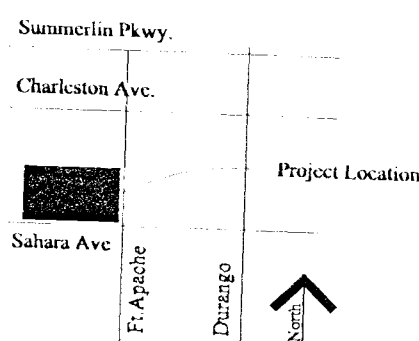
Allowed: No Restriction
Provided: 1-Story - up to 50 feet

BUILDING COVERAGE

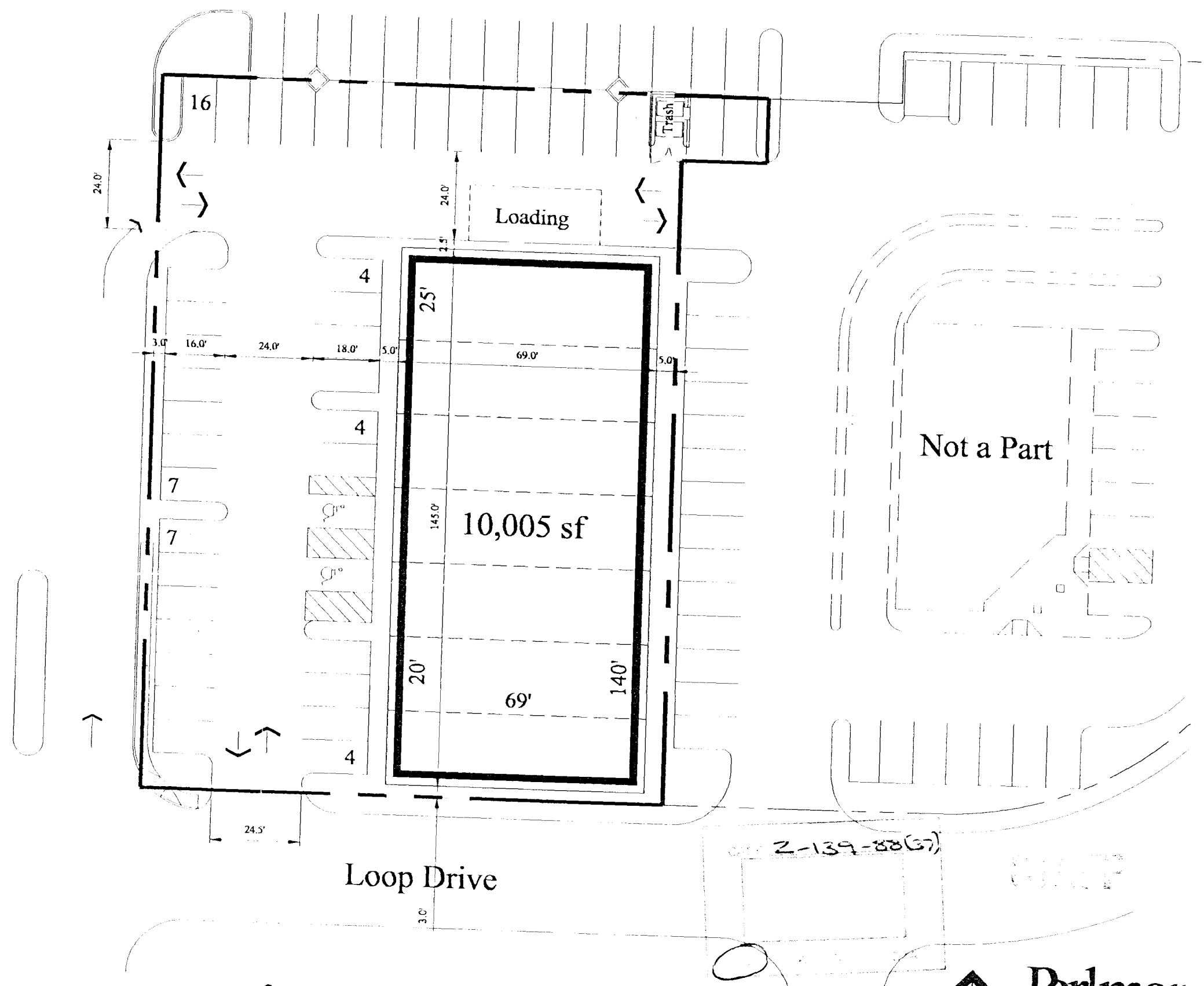
Allowed: 50 %
Provided: 37 %



Typical Parking Spaces



Location Map



Village Square Commercial Center

Sahara Avenue and Fort Apache Road, Las Vegas, Nevada

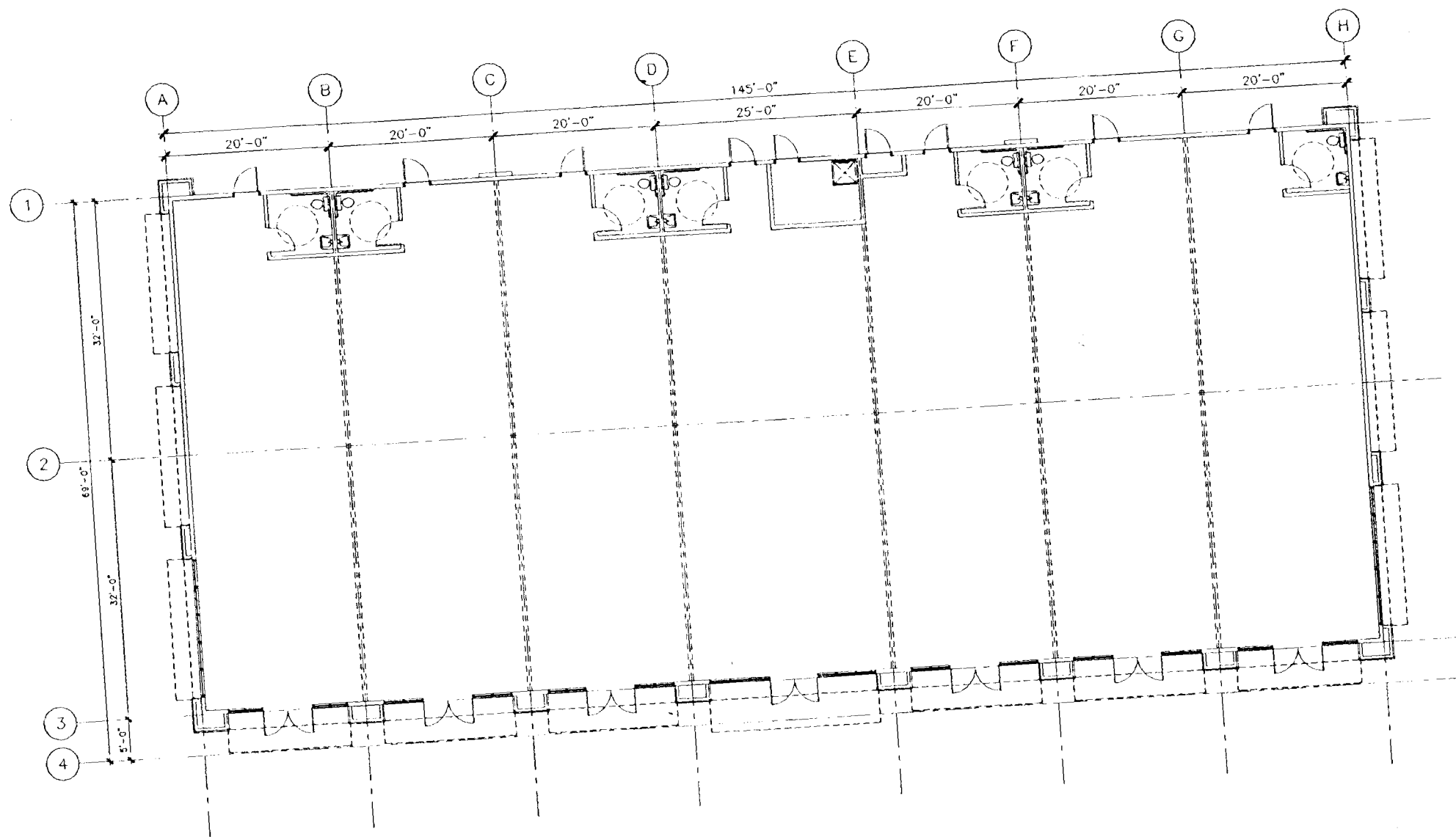
Conceptual Site Plan- Pad O2

Scale: 1" = 30'

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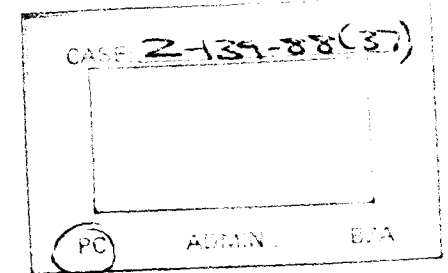
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10,005 Sf

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Village Square at Peccole Ranch - Pad O2

Conceptual Floor Plan

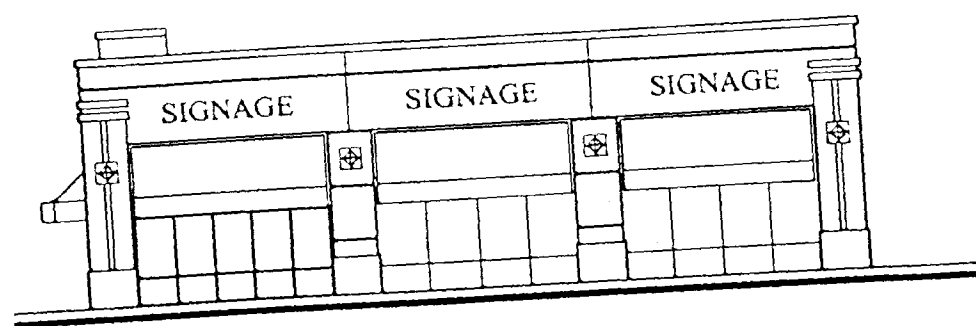


Scale: 1" = 8'

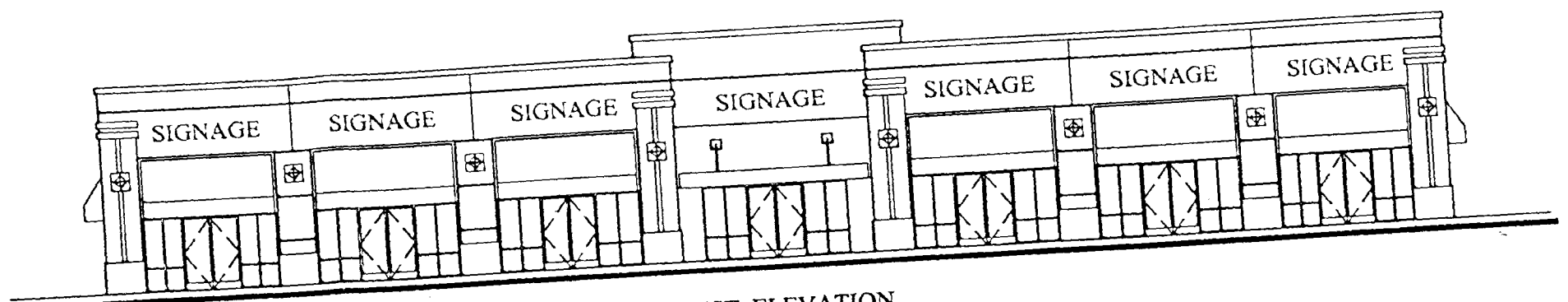


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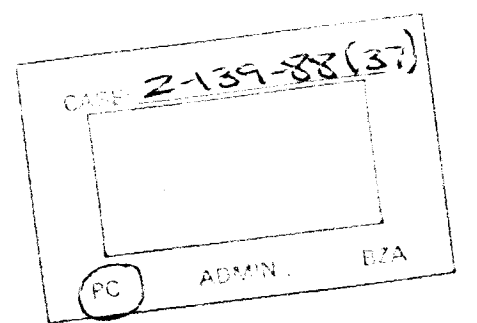
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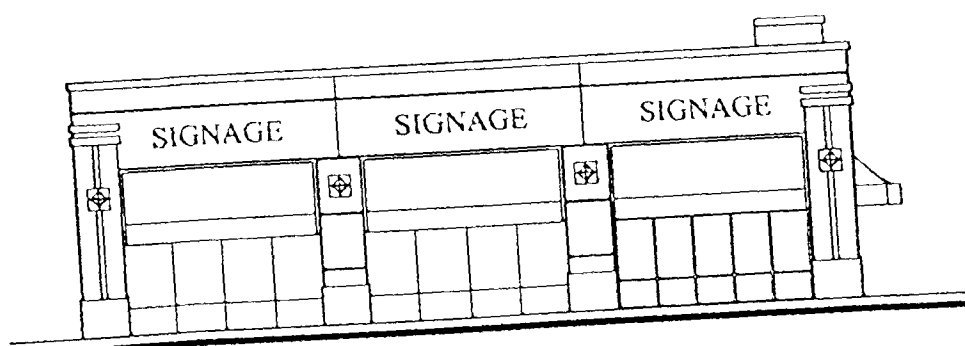
SOUTH ELEVATION



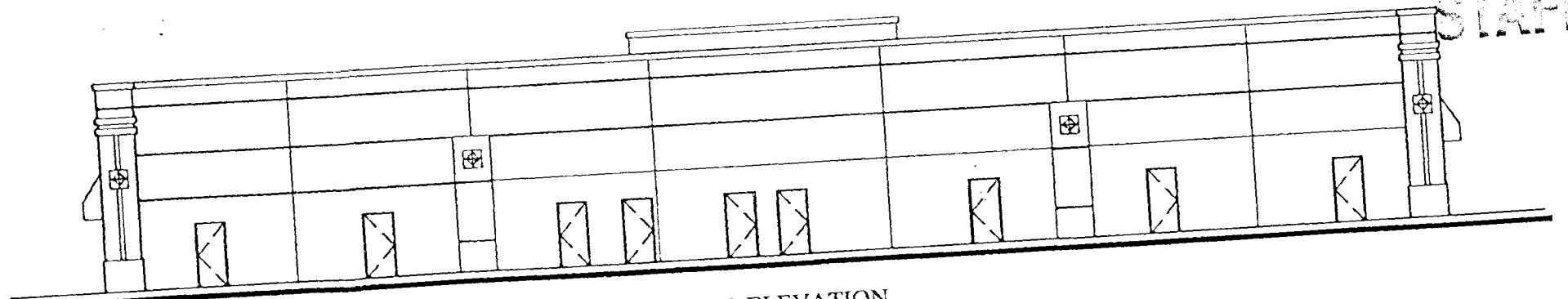
WEST ELEVATION



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NORTH ELEVATION



EAST ELEVATION

Village Square at Peccole Ranch - Pad O2

Conceptual Building Elevations

Triple Five Nevada Development Corporation

Scale: 1" = 8'



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