

**PROJECT INFORMATION**

A.P.N.: 139-34-810-050  
 EXISTING ZONING: R-1  
 GROSS LAND AREA: 7,000 S.F. (1.60 AC.)  
 TOTAL BUILDING AREA: 4,268 S.F.  
 LOT COVERAGE: 60%

**BUILDING INFORMATION**

<b>1st FLOOR</b>	
LOBBY / ATRIUM:	426 S.F.
ELEV. / STAIR #1:	120 S.F.
STAIRWAY #2:	72 S.F.
STORAGE #A:	72 S.F.
STORAGE #B:	205 S.F.
STORAGE #C:	42 S.F.
<b>TOTAL:</b>	<b>937 S.F.</b>

<b>2nd FLOOR</b>	
OFFICE:	4,439 S.F.
<b>TOTAL:</b>	<b>4,379 S.F.</b>
<b>TOTAL BUILDING:</b>	<b>5,378 S.F.</b>
<b>PARKING:</b>	<b>3,331 S.F.</b>

**PARKING ANALYSIS**

<b>REQUIRED PARKING</b>	
1st FLOOR:	937 S.F.
2nd FLOOR:	4,439 S.F.
<b>TOTAL:</b>	<b>5,378 S.F.</b>
5,378 S.F. / 300 SF = 17.92 OR 18 SPACES	

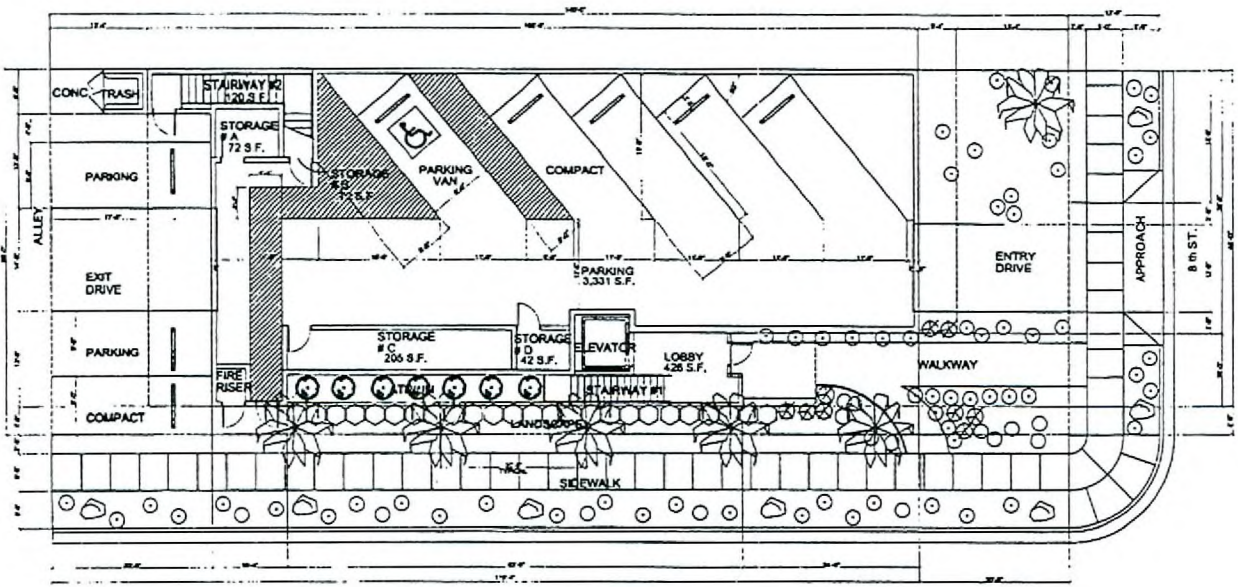
<b>PROVIDED PARKING</b>	
COVERED PARKING:	3 FULL SIZE 1 H.C. VAN 1 COMPACT
ALLEY PARKING:	2 FULL SIZE 1 COMPACT
<b>TOTAL:</b>	<b>6 SPACES</b>

**PLANTING LEGEND**

	PHOENIX DACTYLIFERA	DATE PALM - FRUITLESS	2"
	SAX TREES	INDOOR - ORNAMENTAL	24" BOX
	PHOTINIA FRASERI	FRASERS PHOTINIA	6 GAL
	RAPHIOLEPIS INDICA	INDIAN HAWTHORN	5 GAL
	LANTANA MONTEVDENSIS	TRAILING LANTANA	5 GAL
	LAGERSTROEMIA INDICA	GRAPE MYRTLE	5 GAL

**HARD SCAPE MATERIAL**

PROPOSED COLORED GRAVEL  
 3/4" TANUS SCREEN, DESERT GOLD  
 WITH PLANTING AREAS  
 11 MAR 08 2007



**ZON-20397 VAR-20398**  
**VAR-20399 SDR-19675**

04/12/07 PC

NO.	BY

**BRYAN CONSTRUCTION INC.**  
 STATE LICENSE # 28764  
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**CONCEPT PLANS**  
**LUIS ROJAS LAW OFFICES**  
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 LAS VEGAS, NEVADA

12 / 26 / 2006  
 SHOWN  
 111-263

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