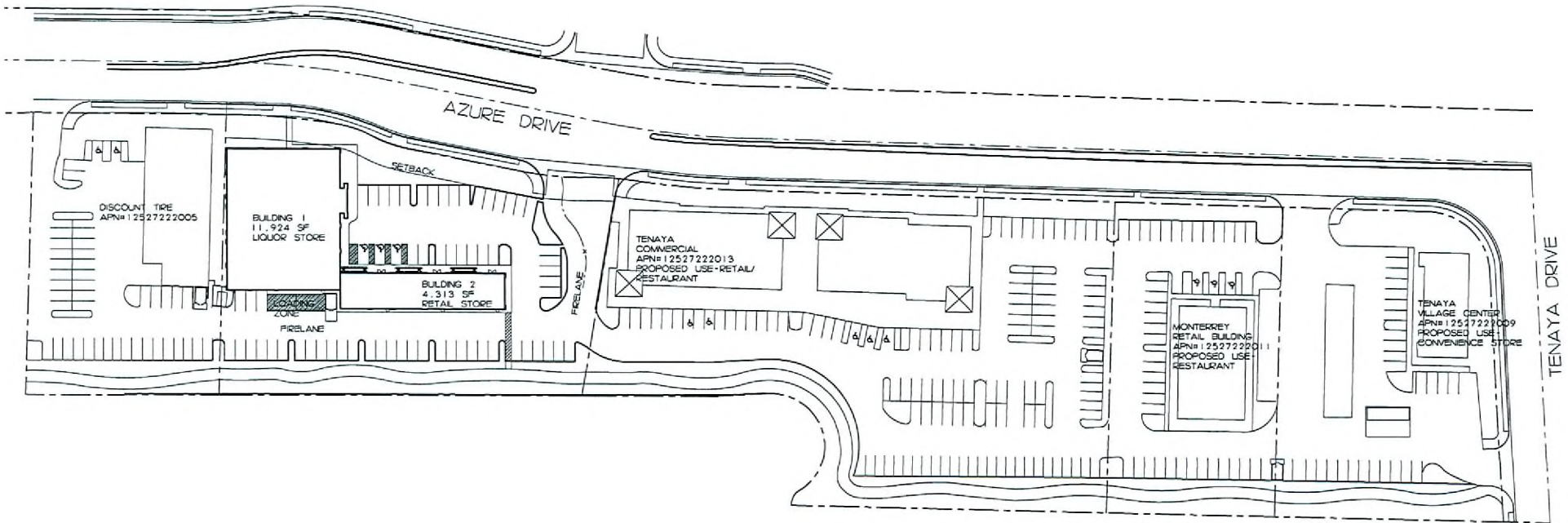
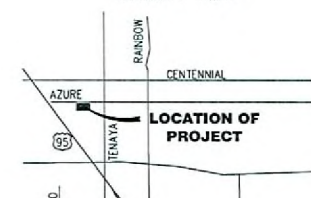


OVERALL PARKING ANALYSIS

LEE'S DISCOUNT LIQUOR-65 SPACES	REQUIRED PARKING AT 1:250= 213 SPACES
BUILDING SQUARE FOOTAGE= 10,749 SF	REQUIRED ACCESSIBLE SPACES
DISCOUNT TIRE-43 SPACES	FOR 213 SPACES = 7 SPACES
BUILDING SQUARE FOOTAGE= 10,750 SF	PROVIDED REGULAR PARKING = 204 SPACES
TENAYA COMMERCIAL-106 SPACES	PROVIDED COMPACT PARKING = 30 SPACES
BUILDING SQUARE FOOTAGE= 17,500 SF	PROVIDED ACCESSIBLE PARKING = 15 SPACES
MONTERREY RETAIL BUILDING-67 SPACES	PROVIDED TOTAL PARKING = 309 SPACES
BUILDING SQUARE FOOTAGE= 5,128 SF	
TENAYA VILLAGE CENTER-33 SPACES	
BUILDING SQUARE FOOTAGE= 3,520 SF	
TOTAL AREA OF BUILDINGS= 53,115 SF	



VICINITY MAP



SITE PLAN

SCALE: 1"=40'-0"

SITE-125



SSA ARCHITECTURE

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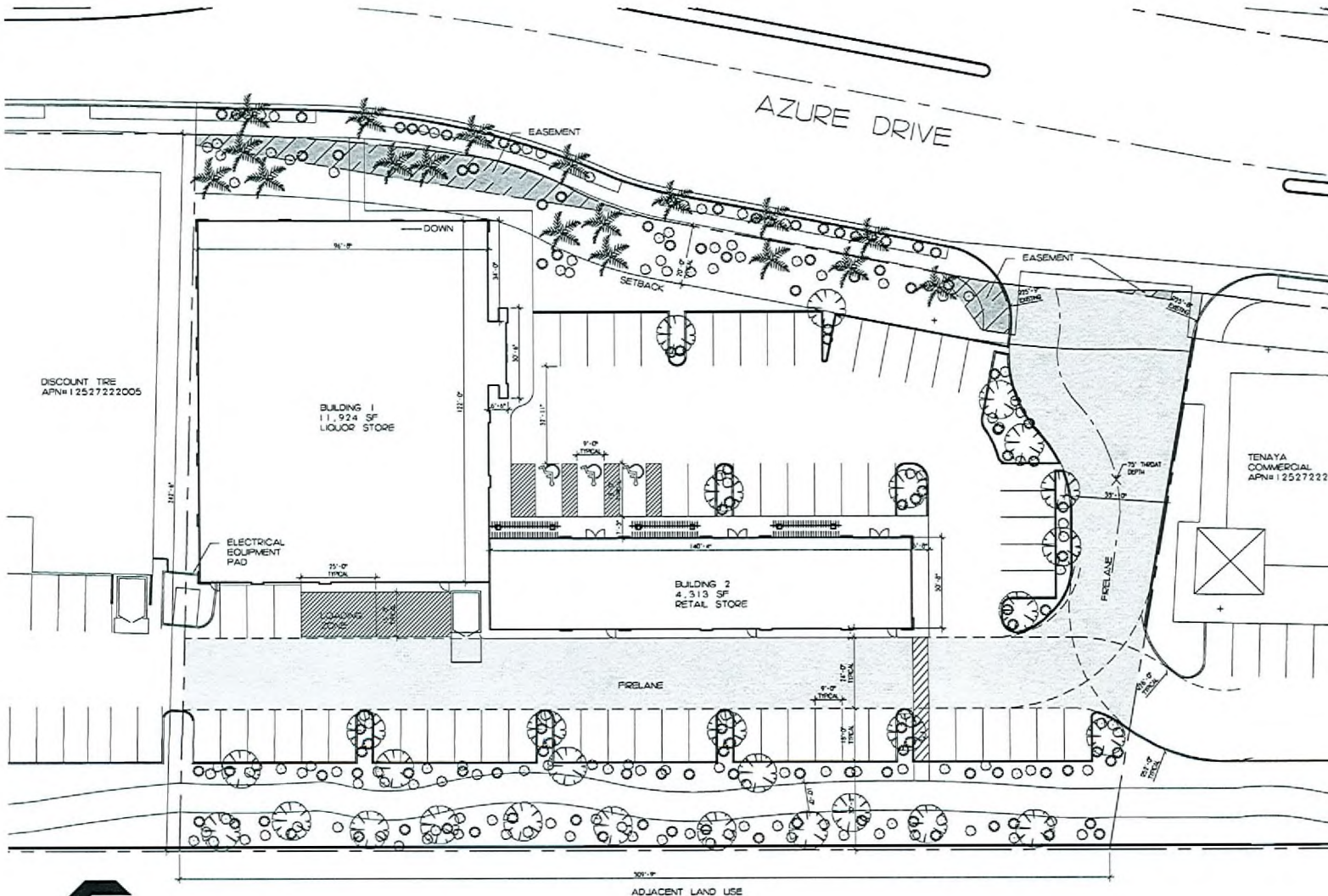
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LEE'S DISCOUNT LIQUOR-AZURE

SUP-26866

REVISED

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PLANT LEGEND

SYMBOL	QTY	SIZE	BOTANICAL/COMMON NAME
	14	36" BOX	OUTALPA TAGAENTENSIS - OUTALPA
	14	36" BOX	PROBOLIS VELUTINA NO GRASS - NO GRASS ASH
	21	25" TALL	WASHINGTON ROSETTA HERB - MEXICAN PINE PALM
	5 GAL	5 GAL	USCONVIVULAN PROTEUSING GREEN CLOUT - TEXAS BANCER
	5 GAL	5 GAL	CASSIA APTENODORS - PEANUTTY CASSIA
	5 GAL	5 GAL	TUCCA PANDORA - RED TUCCA
	1 GAL	1 GAL	JANIPOLUS - SHIRL JANIPOLUS
	1 GAL	1 GAL	LOSTCA - MEXICAN MONETLOUS

ALL LANDSCAPING SHALL MEET OR EXCEED THE REQUIREMENTS OUTLINED IN THE CITY OF LAS VEGAS ZONING CODE SECTION 19.17 LANDSCAPE, WALL AND BUFFER REQUIREMENTS AS WELL AS THE CITY OF LAS VEGAS TOWN CENTER DEVELOPMENT STANDARDS.

ALL PLANTING AREAS SHALL RECEIVE A 1" MINIMUM LAYER OF GROUND COVER OR ROCK MULCH. ALL PLANTS SHALL BE WATERED BY AN AUTOMATIC Drip IRRIGATION SYSTEM.

LANDSCAPING ANALYSIS

AMOUNT OF OPEN SPACE: 17,307 SF = 24.13%

STREET TREES = 50' OF D.C.

PARKING PROVISIONS

65 PARKING SPACES / 6 TREES PER SPACE - 11 REQUIRED 24" BOX TREES

13 PLANTED - 13 PROVIDED 24" BOX TREES

SITE ANALYSIS

APN # 12527222012
CURRENT ZONING: T-C (SC)
1.6 ACRES OR 69,579 SF
BUILDING 1: 11,924 SF
BUILDING 2: 4,313 SF
BUILDING AREA: 16,237 SF
SITEIF: A.R. 1-22.345
MAXIMUM BUILDING HEIGHT: 40FT

PARKING ANALYSIS

BUILDING SQUARE FOOTAGE: 16,237 SF
REQUIRED PARKING AT 1:250 = 65 SPACES
ACCESSIBLE SPACES REQUIRED FOR 65 SPACES = 3 SPACES
REGULAR PARKING = 60 SPACES
PROVIDED TOTAL PARKING = 63 SPACES

VICINITY MAP



ENLARGED SITE PLAN / LANDSCAPE PLAN

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

SITE-106



LEE'S DISCOUNT LIQUOR-AZURE

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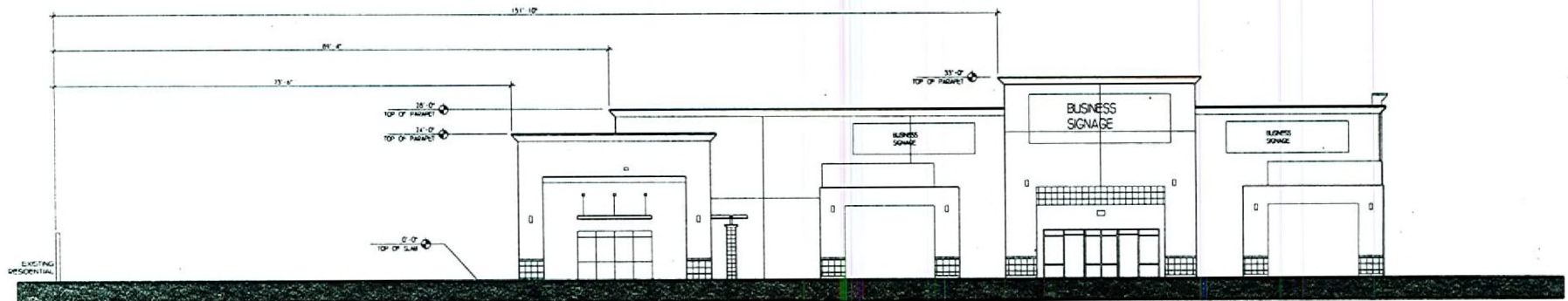


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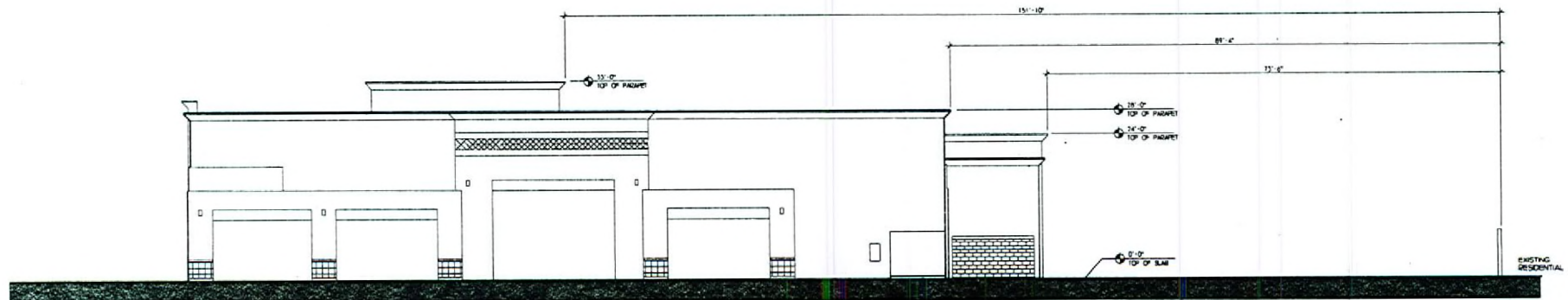
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EAST SITE SECTION

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

EL - EAST - LEB



WEST SITE SECTION

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

EL - WEST - LEB



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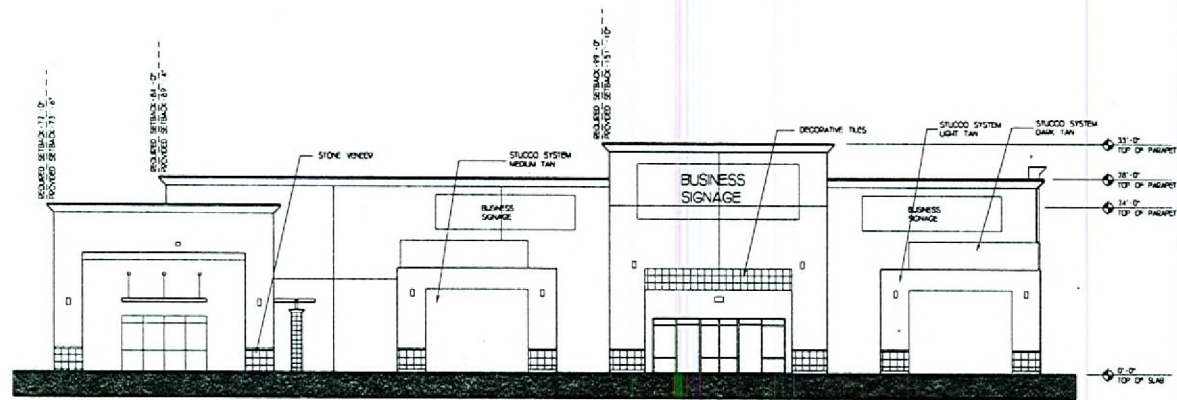
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LEE'S DISCOUNT LIQUOR-AZURE

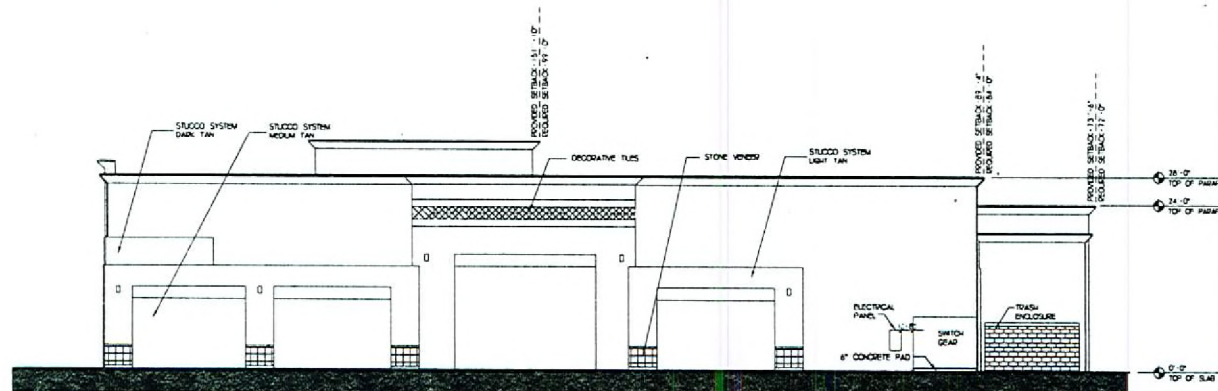
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EAST ELEVATION

SCALE 1/8" = 1'-0"

EL-EAST-LEG



WEST ELEVATION

SCALE 1/8" = 1'-0"

EL-WEST-LEG

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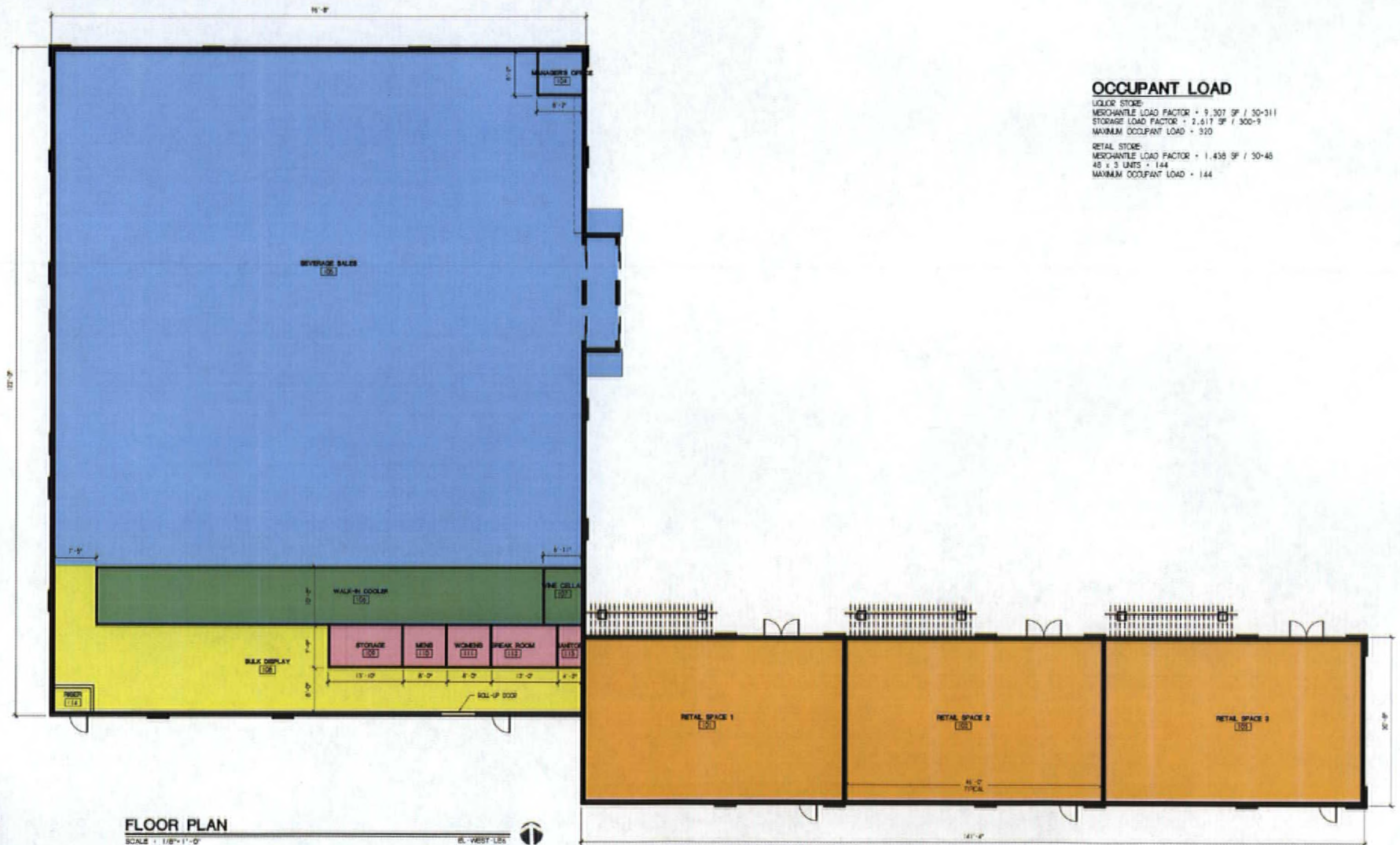
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LEE'S DISCOUNT LIQUOR-AZURE

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OCCUPANT LOAD

LIQUOR STORE:
 MERCHANDISE LOAD FACTOR = 9,307 SF / 50-111
 STORAGE LOAD FACTOR = 2,617 SF / 300-9
 MAXIMUM OCCUPANT LOAD = 320
 RETAIL STORE:
 MERCHANDISE LOAD FACTOR = 1,438 SF / 50-48
 48 x 3 UNITS = 144
 MAXIMUM OCCUPANT LOAD = 144



SSA ARCHITECTURE

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FLOOR PLAN

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

BL. WEST 1/8"



LEE'S DISCOUNT LIQUOR-AZURE

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Lee's Discount Liquor



Light Tan Stucco System



Dark Tan Stucco System



Medium Tan Stucco System



Stone Veneer

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SSA ARCHITECTURE...

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