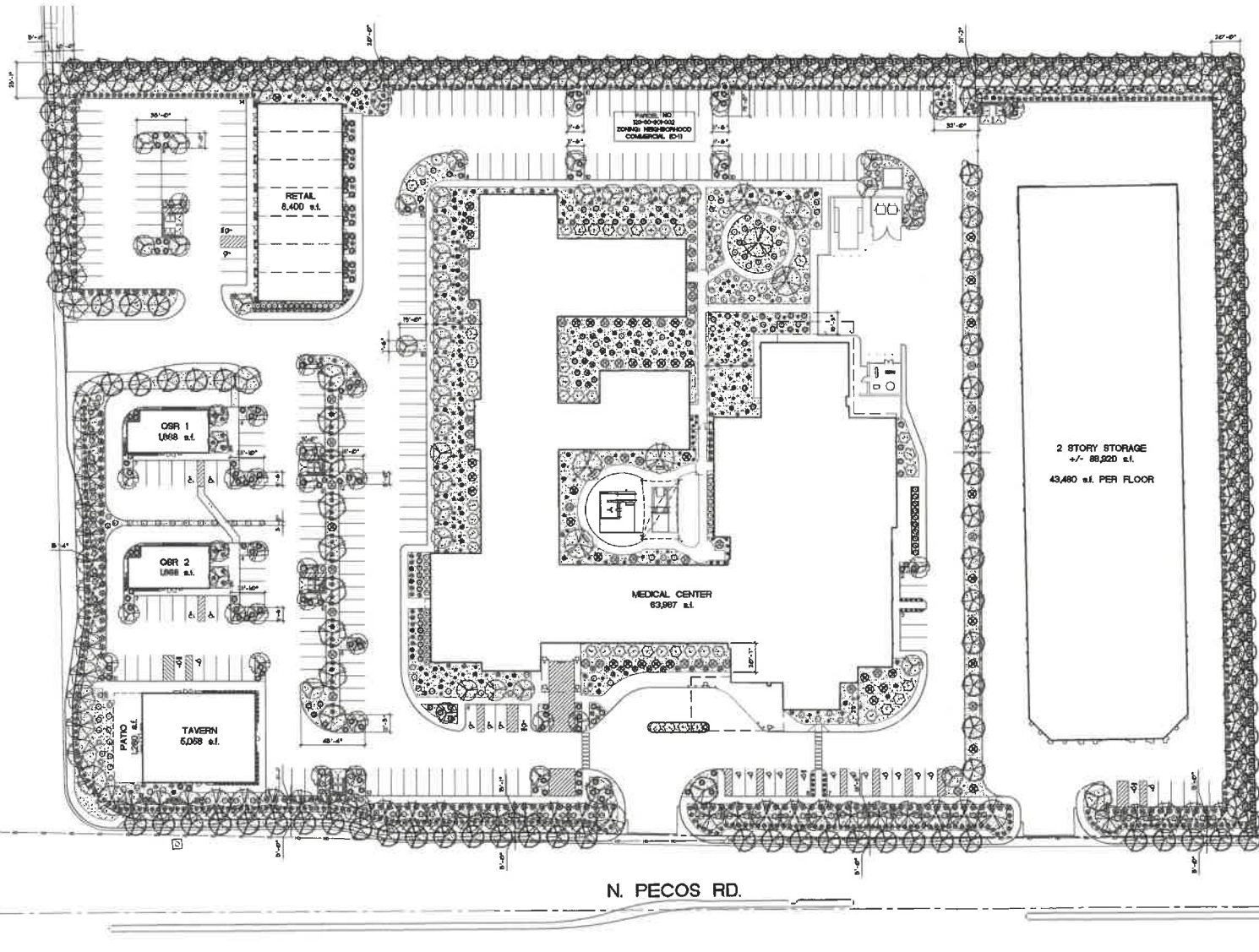


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11/18/2024 8:52:30 AM

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GENERAL NOTES

1. LANDSCAPE IS TO COMPLY WITH THE REGIONAL PLANTS LIST.
2. LANDSCAPE SHALL ALLOW UNOBSTRUCTED VIEWS FROM PATRONS COINS AND GOING FROM THE BUILDING.
3. TREE CANOPIES SHOULD BE NO LOWER THAN 6'-0" AND SHRUBS/BUSHES NO TALLER THAN 5'-0" IN HEIGHT.

LANDSCAPE CALCULATIONS

LANDSCAPE BREAKDOWN

NEW LANDSCAPE DEEDS TO BE PROVIDED AS SHOWN NEW SHRUBS, TREES AND GROUNDED COVER.

NEW LANDSCAPE DEEDS: 113,650 SF.

8. OF SITE COVERED BY LANDSCAPE

LANDSCAPE SF: 678 SF.

13,650 SF / 43,343 SF x 30% = 30%

PRITCHARD OPEN SPACE PER 13,650 SF

A MINIMUM OF 1% OF THE TOTAL OPEN SPACE REQUIREMENT SHALL BE PROVIDED AS PRITCHARD OPEN SPACE TO PROVIDE A SETTING FOR THE BUILDING VISUAL CONTRAST. UNLESS THE CONTRAST, THE PRITCHARD OPEN SPACE SHALL NOT BE REQUIRED TO EXCEED 10 SF PER 1,000 SF OF PUBLIC STREET FRONTAGE AND SHALL NOT BE LESS THAN 30 SF PER 1,000 SF OF PUBLIC STREET FRONTAGE.

1% OF TOTAL OPEN SPACE: 13,650 x .01 = 136.5 SF.

PRITCHARD LINEAR FEET: 443'-4" x 30' SF = 13,298.3 SF.

MIN REQUIRED PRITCHARD OPEN SPACE: 443'-4" x 30' SF = 13,298.3 SF.

PROVIDED PRITCHARD OPEN SPACE: 9,700 SF.

LANDSCAPE LEGEND

All tree sizes in feet or inches Southern Nevada Regional Planning Council (SNRPC) Specifications

| Proposed Tree | Size | Quantity |
|------------------------------|------------------------|----------|
| Persea nana 'Desert Museum' | 24" Map Tree | 37 |
| Acacia aneura | 24" Standard Tree | 13 |
| Acacia guthriei | 24" Single Tree | 200 |
| Chaparral Linaria | 24" Standard Tree | 75 |
| Prosopis juliflora 'Marsden' | 24" Low Branching Tree | 29 |

| Proposed Shrubs and Grounds | Size | Quantity |
|-----------------------------|-------|----------|
| Ceanothus leucanthus | 5 gal | 85 |
| Delonix regia 'Desert Gold' | 5 gal | 579 |
| Desmodium illinoense | 5 gal | 180 |
| Eremophila alba 'Marsden' | 5 gal | 234 |
| Hebe x 'Desert Gold' | 5 gal | 204 |
| Lantana x 'Desert Gold' | 5 gal | 187 |
| Leucodaphne x 'Marsden' | 5 gal | 326 |
| Leucodaphne x 'Marsden' | 5 gal | 135 |
| Malacotheca rigida | 5 gal | 175 |
| Rosa x 'Desert Gold' | 5 gal | 166 |
| Taxodium distichum | 5 gal | 148 |

| Proposed Grounds | Size | Quantity |
|--------------------------|------|--------------|
| 24" 'Desert Gold' Ground | 24" | 113,650 S.F. |

SCALE: 1"=30'-0"
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LANDSCAPE PLAN

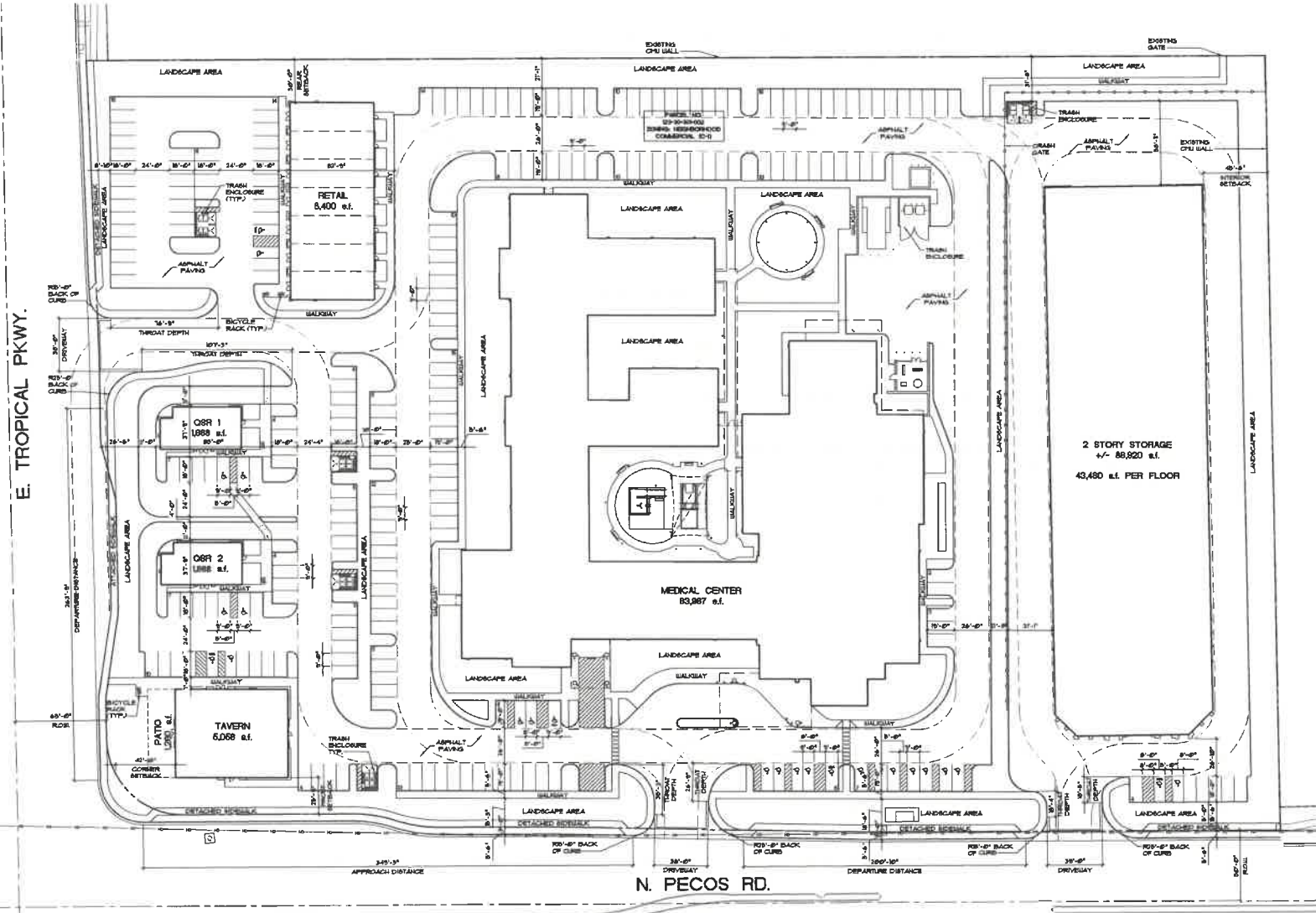
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SITE INFORMATION

APN: 03-30-301-002
 CURRENT ZONING: NEIGHBORHOOD COMMERCIAL DISTRICT (C-1)
 PROPOSED ZONING: GENERAL COMMERCIAL DISTRICT (C-2)
 CURRENT LAND USE: NEIGHBORHOOD COMMERCIAL
 SITE AREA: 143,689 s.f. = 3.28 ACRES
 BUILDING FOOTPRINT: 184,238 s.f. TOTAL
 % OF SITE COVERED BY BUILDING: 12.8%
 BUILDING FOOTPRINT s.f. / PROPERTY s.f.
 184,238 s.f. / 143,689 s.f. = 1.28 : 1
 REQUIRED SETBACKS PER NEIGHBORHOOD COMMERCIAL (C-1)
 FRONT SETBACK: 25'-0" REAR SETBACK: 35'-0"
 CORNER SETBACK: 25'-0" INTERIOR SETBACK: 35'-0"

PARKING CALCULATIONS

STORAGE: 1,436 UNITS
 MEDICAL CENTER: 1,436 s.f.
 RETAIL: 5,400 s.f.
 QSR 1: 1,088 s.f.
 QSR 2: 1,088 s.f.
 TAVERN: 6,068 s.f.
 REQUIRED PARKING PER TABLE 13.1.4.4.4-4:
 STORAGE ESTABLISHMENT: 15 PER 100 STORAGE UNITS = 215 CATCHER SPACES + 2.0 SPACES FOR ON-SITE CIRCULATION
 1,436 UNITS / 150 = 9.57 x 10 = 95.7 x 2.0 = 191.4 SPACES
 HOSPITAL/MEDICAL CENTER: 1 PER 100
 184,238 s.f. / 100 = 1,842.38 SPACES
 RETAIL: 5,400 s.f. / 100 = 54 SPACES
 RESTAURANT/TAVERN: 48 s.f. PER 100 s.f. OF INDOOR SERVING AREA TOTAL QSR SERVING AREA: 1,088 s.f.
 1,088 s.f. / 100 = 10.88 x 48 = 522.24 SPACES
 TAVERN: 6,068 s.f. / 100 = 60.68 x 48 = 2,912.64 SPACES
 OUTDOOR SERVING AREA: 15 PER 100 s.f.
 1,088 s.f. / 100 = 10.88 x 15 = 163.2 SPACES
 TOTAL REQUIRED PARKING: 275 SPACES
 PROVIDED ON-SITE PARKING:
 STANDARD SPACES: 275 SPACES
 ACCESSIBLE SPACES: 24 SPACES
 TOTAL SPACES: 299 SPACES
 REQUIRED BICYCLE PARKING PER TABLE 13.1.4.4.4-5:
 COMMERCIAL ZONE DISTRICT: 10 SPACES PER 1,000
 PROVIDED BICYCLE SPACES:
 10 BICYCLE SPACES PROVIDED

VICINITY MAP



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SITE PLAN

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

STORAGE FACILITY RENDERING

sca design
2525 W. HORIZON RIDGE PKWY.
SUITE 230
HENDERSON, NEVADA 89052
PH (702) 719-2020 FX (702) 269-9673

SEC TROPICAL AND PECOS

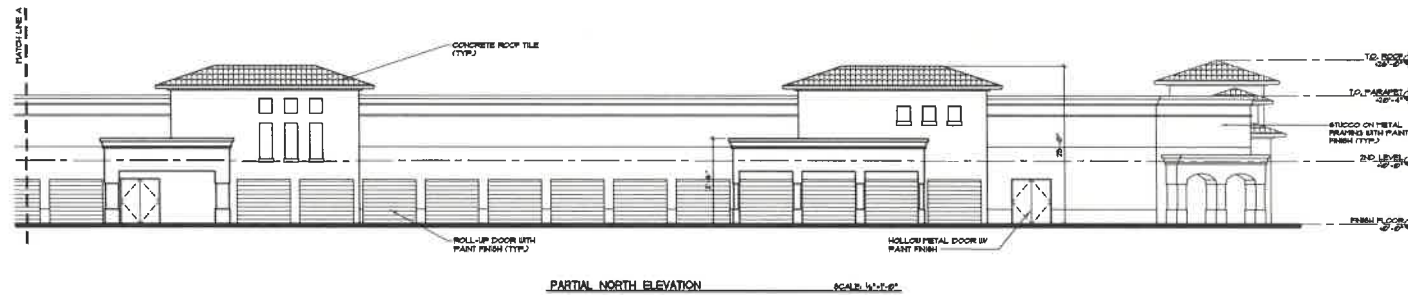
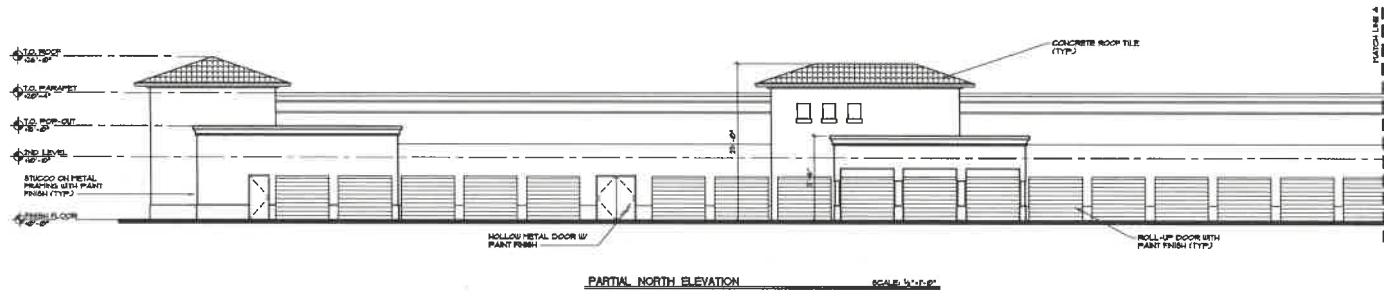
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SCALE: 1/8"=1'-0"
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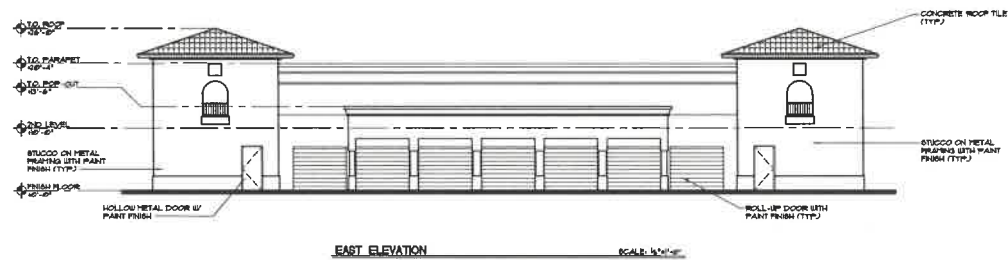
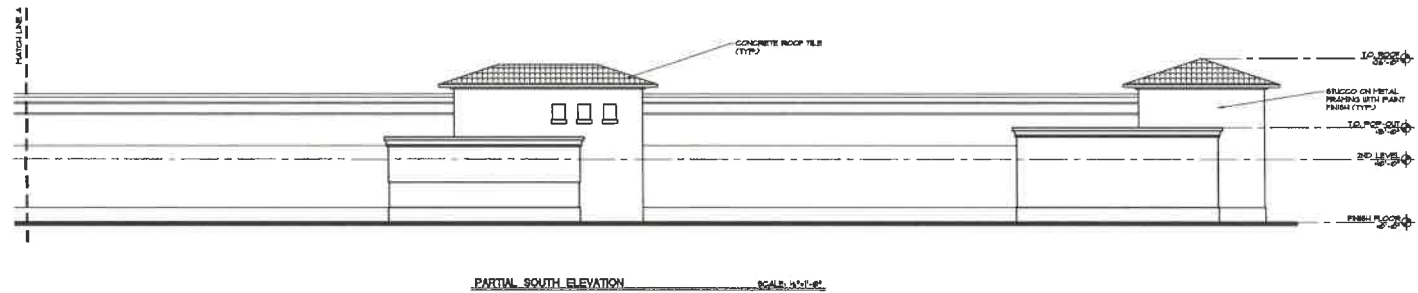
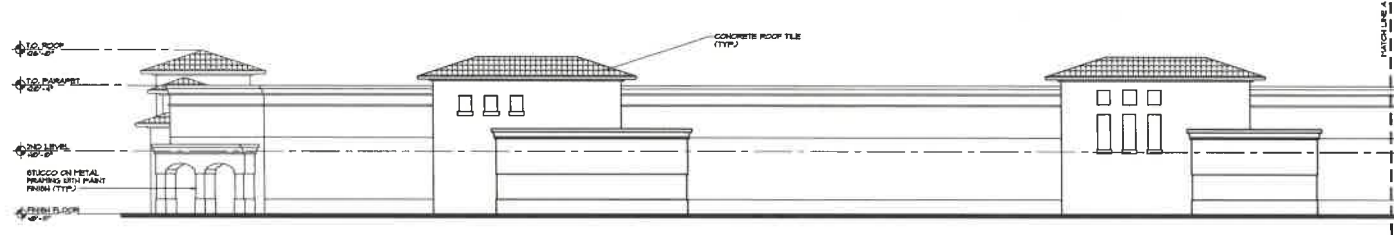
STORAGE FACILITY ELEVATIONS

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STORAGE FACILITY ELEVATIONS

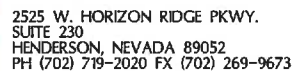
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STORAGE FACILITY FLOOR PLANS



APN: 123-30-301-002

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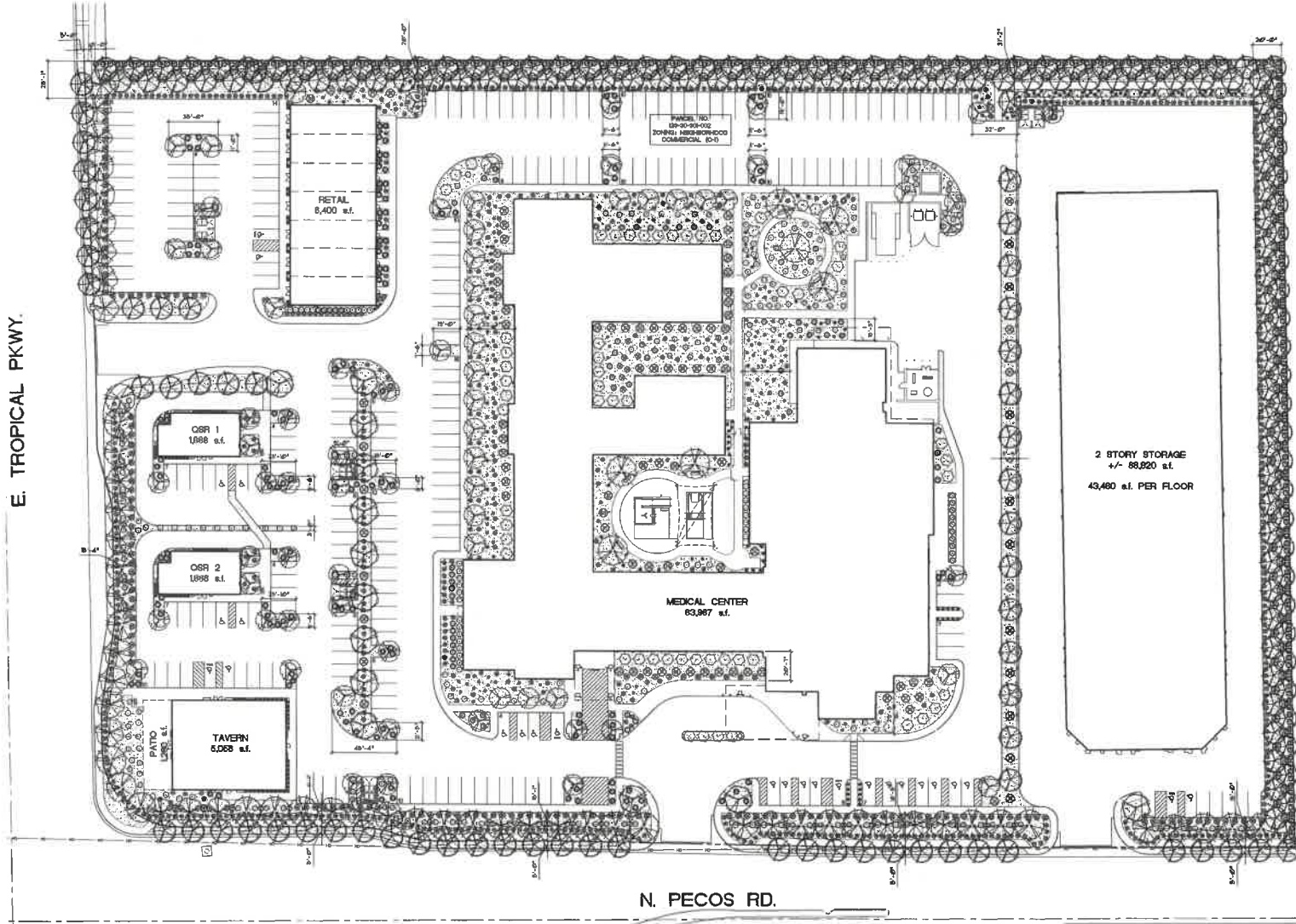
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E. TROPICAL PKWY.



N. PECOS RD.

GENERAL NOTES

1. LANDSCAPE IS TO COMPLY WITH THE REGIONAL PLANTS LIST.
2. LANDSCAPE SHALL ALLOW UNOBSTRUCTED VIEWS FROM PATRONS COPIES AND GOING FROM THE BUILDING.
3. TREE CANOPIES SHOULD BE NO LOWER THAN 8'-6" AND 8-INCHES HIGHER THAN 3'-6" IN HEIGHT.

LANDSCAPE CALCULATIONS

LANDSCAPE DESCRIPTION

NEW LANDSCAPE NEEDS TO BE PROVIDED AS SHOWN NEW SHRUBS, TREES AND GRASS COVER.

NEW LANDSCAPE BEDS: 403,888 S.F.

% OF SITE COVERED BY LANDSCAPE

LANDSCAPE S.F. / SITE S.F.

10,880 S.F. / 403,888 S.F. = 2.69 %

PERCENTAGE OPEN SPACE FOR DESERT PLANTS

A MINIMUM OF 3% OF THE TOTAL OPEN SPACE REQUIREMENT SHALL BE PROVIDED AS PRORATED OPEN SPACE TO PROVIDE A SETTING FOR THE BUILDING VISUAL CONTINUITY WITHIN THE COMMUNITY. THE PRORATED SPACE SHALL NOT BE REQUIRED TO EXCEED 8% OF PER FOOT OF PUBLIC STREET FRONTAGE AND SHALL NOT BE LESS THAN 30 S.F. PER FOOT OF PUBLIC STREET FRONTAGE.

3% OF TOTAL OPEN SPACE: 10,880 S.F. x 3% = 326.4 S.F.
 PRORATED LINEAR FEET: 443'-4" x 30 S.F. = 13,302 S.F.
 MIN REQUIRED PRORATED OPEN SPACE: 443'-4" x 30 S.F. = 13,302 S.F.
 PROVIDED PRORATED OPEN SPACE: 8,782 S.F.

LANDSCAPE LEGEND

All trees 1/2" in root or second Southern Nevada Regional Planting Condition (SREPC) specifications.

| Proposed Tree | Size | Qty |
|--|--------------------|-----|
| Perforate x Desert Shrub Desert Shrub Tree Vase | 24" Multi-Trunk | 37 |
| Acacia Anacard Acacia Anacard | 24" Standard Trunk | 13 |
| Acacia Anacard Willow Anacard | 24" Single Trunk | 200 |
| Calligula Linaria Desert Willow | 24" Standard Trunk | 15 |
| Prosopis juliflora Havorthia Thunbergii | 24" Single Trunk | 29 |

| Proposed Shrubs and Grasses | Size | Qty |
|---|-------|-----|
| Cercocarpus reticulata Red Bird of Paradise | 5 gal | 66 |
| Delonix regia Silk Tree | 5 gal | 270 |
| Crucian Yellow Grey Desert Spoon | 5 gal | 150 |
| Erigeron annuus Outback Sunset Tree Bush | 5 gal | 234 |
| Hesperaloe parviflora Saville Cane Red Yucca | 5 gal | 204 |
| Larrea x New Gold New Gold Larrea | 5 gal | 187 |
| Larrea x New Gold New Gold Larrea | 5 gal | 205 |
| Larrea x New Gold New Gold Larrea | 5 gal | 135 |
| Larrea x New Gold New Gold Larrea | 5 gal | 173 |
| Larrea x New Gold New Gold Larrea | 5 gal | 180 |
| Larrea x New Gold New Gold Larrea | 5 gal | 140 |

| Proposed Materials | Size | Qty |
|--|------|--------------|
| 3/4" Aggregate (Gravel) Gravel (2" Thick Min) | 3/4" | 113,888 S.F. |

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LANDSCAPE PLAN

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