



ARCHITECTURAL SITE PLAN NOTES:

- \*1 - PROPOSED LOCATION OF TRASH AND RECYCLE ENCLOSURE
- \*2 - FIRE APPARATUS LANE 28' INSIDE RADIUS, 52' OUTSIDE RADIUS
- \*3 - PROPOSED LOCATION OF ACCESSIBLE PARKING SPACES AND AISLES

SITE ANALYSIS:

SITE INFO.:

APN#:	138-12-810-013
ADDRESS:	5300 RICKY ROAD LAS VEGAS, NV 89130
EXISTING ZONING:	C-2 (GENERAL COMMERCIAL)
PROPOSED ZONING:	CM (COMMERCIAL INDUSTRIAL)
PROPERTY AREA:	1.39 ACRES OR 60,548.4 S.F.
SITE:	
USE GROUP:	OFFICE: B (BUSINESS) WAREHOUSE: S-1 (STORAGE)

BUILDING AREAS:

SUITE 101 (OFFICE)	
1ST FLOOR OFFICE:	1,151 S.F.
1ST FLOOR RESTROOM:	70 S.F.
2ND FLOOR OFFICE:	1,222 S.F.
TOTAL	2,443 S.F.
SUITE 101 (WAREHOUSE)	
1ST FLOOR WAREHOUSE:	7,191 S.F.
1ST FLOOR WAREHOUSE RESTROOM:	70 S.F.
FIRE RISER ROOM	41
TOTAL	7,307 S.F.
SUITE 101	
SUITE 101 (OFFICE)	2,443 S.F.
SUITE 101 (WAREHOUSE)	7,307 S.F.
SUITE 101 (MEZZANINE)	922 S.F.
TOTAL	10,672 S.F.
SUITE 102 (OFFICE)	
1ST FLOOR OFFICE:	1,151 S.F.
1ST FLOOR RESTROOM:	70 S.F.
2ND FLOOR OFFICE:	1,222 S.F.
TOTAL	2,443 S.F.
SUITE 102 (WAREHOUSE)	
1ST FLOOR WAREHOUSE:	7,230 S.F.
1ST FLOOR WAREHOUSE RESTROOM:	70 S.F.
TOTAL	7,300 S.F.
SUITE 102	
SUITE 102 (OFFICE)	2,443 S.F.
SUITE 102 (WAREHOUSE)	7,300 S.F.
SUITE 102 (MEZZANINE)	922 S.F.
TOTAL	10,665 S.F.
TOTAL WAREHOUSE/OFFICE AREA:	21,337 SQ. FT.

OCCUPANT LOAD

SUITE 101:		
1ST FLOOR OFFICE:	1,151 S.F. (1/150)	8 OCCUPANTS
1ST FLOOR RESTROOM 101:	70 S.F. (1/150)	1 OCCUPANT
1ST FLOOR RESTROOM 101A:	70 S.F. (1/150)	1 OCCUPANT
WAREHOUSE:	7,191 S.F. (1/500)	15 OCCUPANTS
MEZZANINE:	922 S.F. (1/500)	2 OCCUPANTS
FIRE RISER ROOM:	41 S.F. (1/300)	1 OCCUPANT
2ND FLOOR OFFICE:	1,222 S.F. (1/150)	9 OCCUPANTS
TOTAL	10,330 S.F.	37 OCCUPANTS
SUITE 102:		
1ST FLOOR OFFICE:	1,151 S.F. (1/150)	8 OCCUPANTS
1ST FLOOR RESTROOM 102:	70 S.F. (1/150)	1 OCCUPANT
1ST FLOOR RESTROOM 102A:	70 S.F. (1/150)	1 OCCUPANT
WAREHOUSE:	7,230 S.F. (1/500)	15 OCCUPANTS
MEZZANINE:	922 S.F. (1/500)	2 OCCUPANTS
2ND FLOOR OFFICE:	1,222 S.F. (1/150)	9 OCCUPANTS
TOTAL	10,330 S.F.	36 OCCUPANTS

PARKING:	
REQUIRED PARKING	(PER TABLE TITLE 19)
WAREHOUSE/DISTRIBUTION CENTER	(1 PARKING SPACES PER 1000 S.F.)
OFFICE	(1 PARKING SPACE PER 300 S.F.)
WAREHOUSE PARKING REQUIRED:	16 SPACES
OFFICE PARKING REQUIRED:	18 SPACES
TOTAL PARKING REQUIRED:	35 SPACES
TOTAL PROVIDED SPACES	35 SPACES
TOTAL H.C. REQUIRED SPACES	2 SPACES
TOTAL H.C. PROVIDED SPACES	2 SPACES

VICINITY MAP:



SITE

1

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

**SUZANA RUTAR, Architect Ltd.**  
Architectural Design & Planning  
1950 E. Warm Springs Road  
Las Vegas, Nevada 89119  
Telephone (702) 263-6176  
Fax (702) 361-2582  
A Professional Corporation

SEAL: PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT NAME: GENERAL NOTES, VICINITY MAP, SITE ANALYSIS, RANCHO DECATUR LIQUOR STORE SUP SITE PLAN  
2901 N RANCHO DR, LAS VEGAS, NV 89130  
CLIENT: KEWAL S BAINS  
LAS VEGAS, NEVADA

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