

EV PARKING ENLARGED SCALE: 1" = 3' -32"

PARKING REQUIREMENT: (NLV 30)
 4+1 : 500 SQ. FT. ACCESSORY RESTAURANT SERVING SPACE
 1:200 EXTERIOR SERVING AREA
 REQUIRED PARKING SPACES 45
 PROVIDED PARKING SPACES 47
 REQUIRED ADA PARKING STALLS 5
 PROVIDED ADA PARKING STALLS 5

EV PARKING REQUIREMENT:
 PROVIDED EV SPACES 9
 PROVIDED ADA SPACES 1

BUILDING AREA:
 BUILDING 1
C. AREAS
 QUICK SERVE RESTURANT w/DRIVE THROUGH (01) 2,600 SF

C. AREAS
 QUICK SERVE RESTURANT (01) 2,600 SF

BUILDING AREA:
 BUILDING 2
C. AREAS
 QUICK SERVE RESTURANT w/DRIVE THROUGH (01) 1,200 SF

TOTAL 6,400 SF

- 1 PROPERTY LINE
- 2 PROPERTY INTERIOR SET BACK
- 3 CONCRETE WALK AND CURB
- 4 LANDSCAPE
- 5 PARKING
- 6 LOADING ZONE
- 7 TRASH CAN CONTAINER ENCLOSURE
- 8 SIGNAGE (SEPARATE PERMIT REQUIRED)
- 9 NEW 6" CMU WALL
- 10 MAIN ENTRYWAY TO BUILDING
- 11 SLOPED ENTRANCE
- 12 NEW PROPOSED SLOW RIGHT TURN LANE
- 12 NEW PROPOSED SLOW RIGHT TURN LANE
- 13 PARKING LIGHTING
- 14 RIGHT OF WAY (CURRENTLY BEING WORKED ON)
- 15 SLOPED RIGHT OF WAY
- 16 3 FACE BILLBOARD (SEPARATE PERMIT REQUIRED)
- 17 AIR/WATER MACHINE

- EV PARKING KEYNOTES:**
- 18 TRANSFORMER
 - 19 SWITCHBOARD
 - 20 ENCLOSURE
 - 21 STORAGE
 - 22 ACC. PAD
 - 23 TRASH
 - 24 CHARGER
 - 25 ENCLOSURE
 - 26 EV AREA

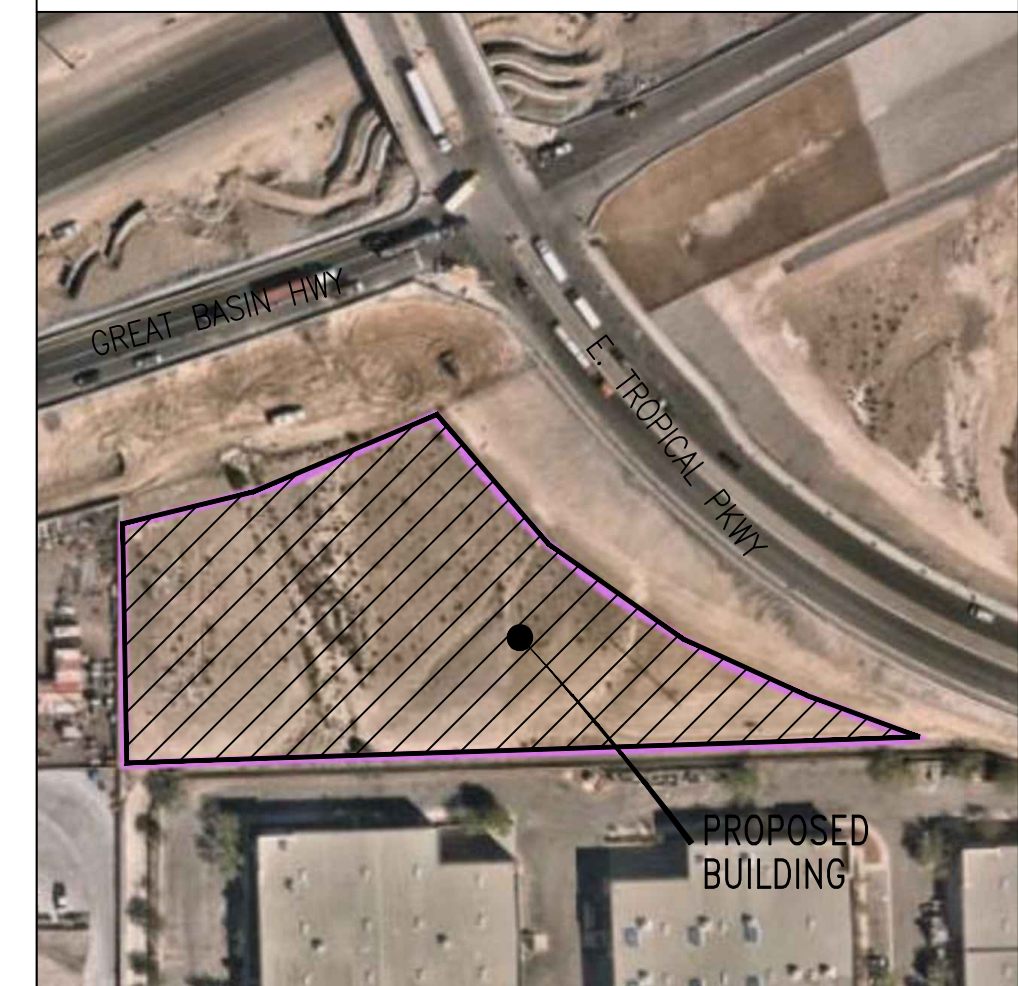
KEYNOTES: (THIS SHEET ONLY)

APN #: 123-28-201-012
 SITE AREA OVERALL 2.14 ACRES
 ACRES 2.14 ACRES

ENTITLEMENT DATA:
 EXISTING ZONING: C-2 (GENERAL COMMERCIAL)
 PROPOSED ZONING: C-2 (GENERAL COMMERCIAL)

SPECIAL USE PERMITS REQUIRED: YES NO
 WAIVERS/VARIANCES REQUIRED: (LANDSCAPING) YES NO
 FRONT: 10'
 PROVIDED: 380'
 INTERIOR SIDE (REQUIRED ONLY WHEN ADJACENT TO RESIDENTIAL) 10'
 PROVIDED: 42'
 REAR: 10'
 PROVIDED: 27'
 SIDE STREET: 10'
 PROVIDED: 42'
 REQUIRED EXTERIOR WALL FIRE SEPARATION DISTANCE FROM PROP LINE PER IBC 2021 20'
 MAX. BUILDING HEIGHT 50'
 MAX. LOT COVERAGE (FOR BUILDING) 60%

PROJECT DATA:



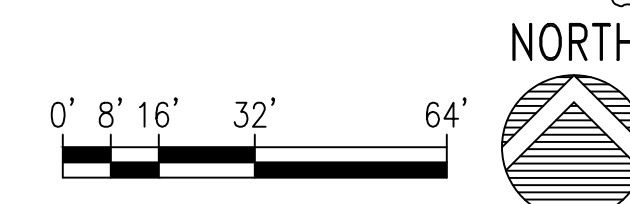
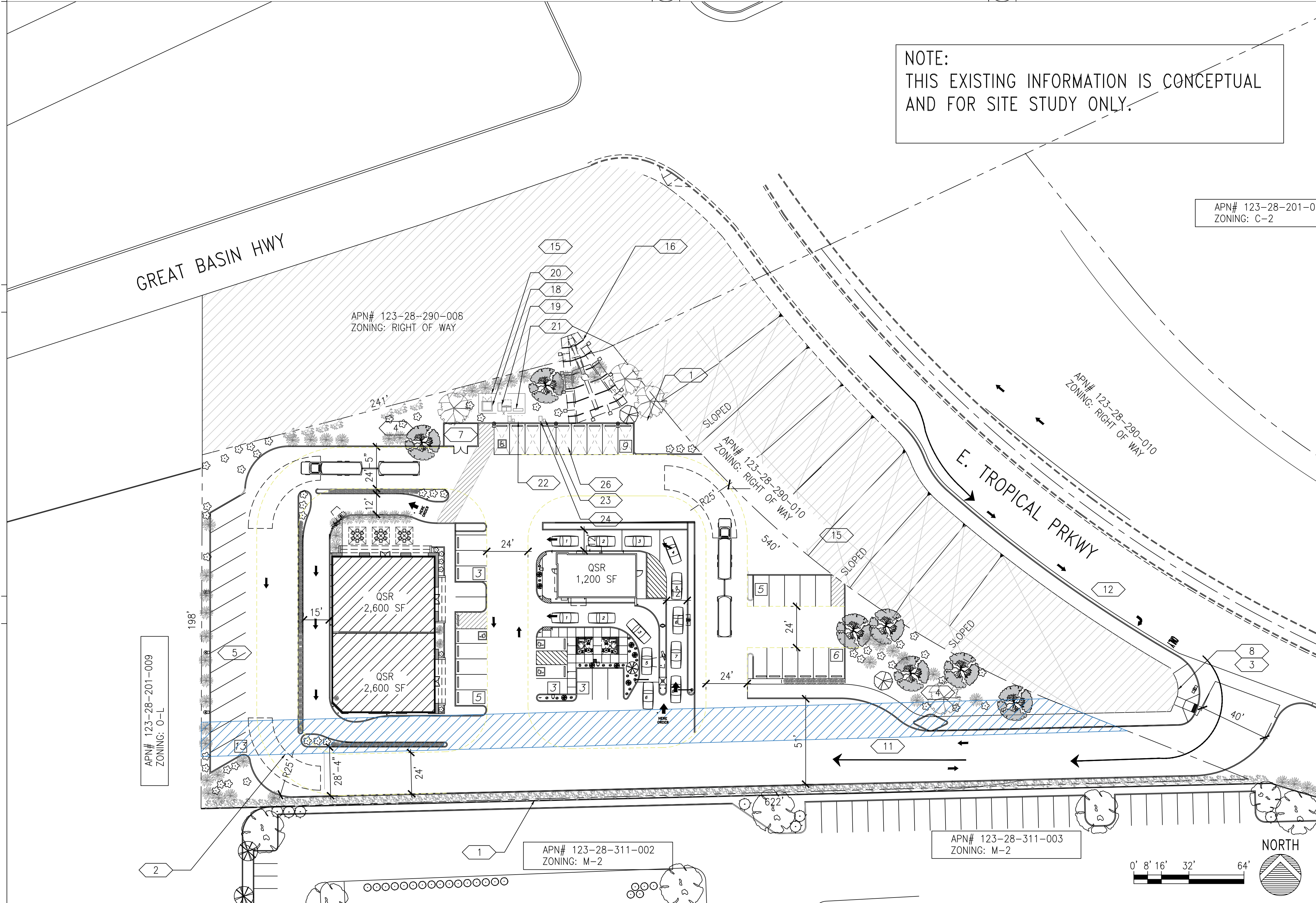
VICINITY MAP

16 PARKING ANALYSIS:

12 BUILDING TYPES

8

NOTE:
 THIS EXISTING INFORMATION IS CONCEPTUAL
 AND FOR SITE STUDY ONLY.



SCALE: 1/32"=1'-0"

PERMIT SET

THIS DRAWING IS AN INSTRUMENT OF SERVICE BETWEEN THE ARCHITECT AND HIS CLIENT, BUT REMAINS THE PROPERTY OF THE ARCHITECT.
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 2023

architecture/engineering/site
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 Professional Corp / certified n.c.e.b.

CONSULTANTS:

GAS STATION
E. TROPICAL PKWY.
 NEW COMMERCIAL
 FOR: SW II LLC
 CITY OF NORTH LAS VEGAS

PROJ. NO.	16062202.00
PRIN. ARCH.	G.G. WILSON, AIA
PROJ. ARCH.	GGW
JOB CAPT.	TKG
TECH'N	-
QA/QC	GGW
PH-1	-
PH-2/3	-
PH-4	-
PH-5	-

REVISIONS

PRINTS REQUIRE ARCHITECT'S SEAL & SIGN FOR PROOF OF VALIDITY



DECEMBER 20, 2024

SITE PLAN

SHT. NO. A1.1