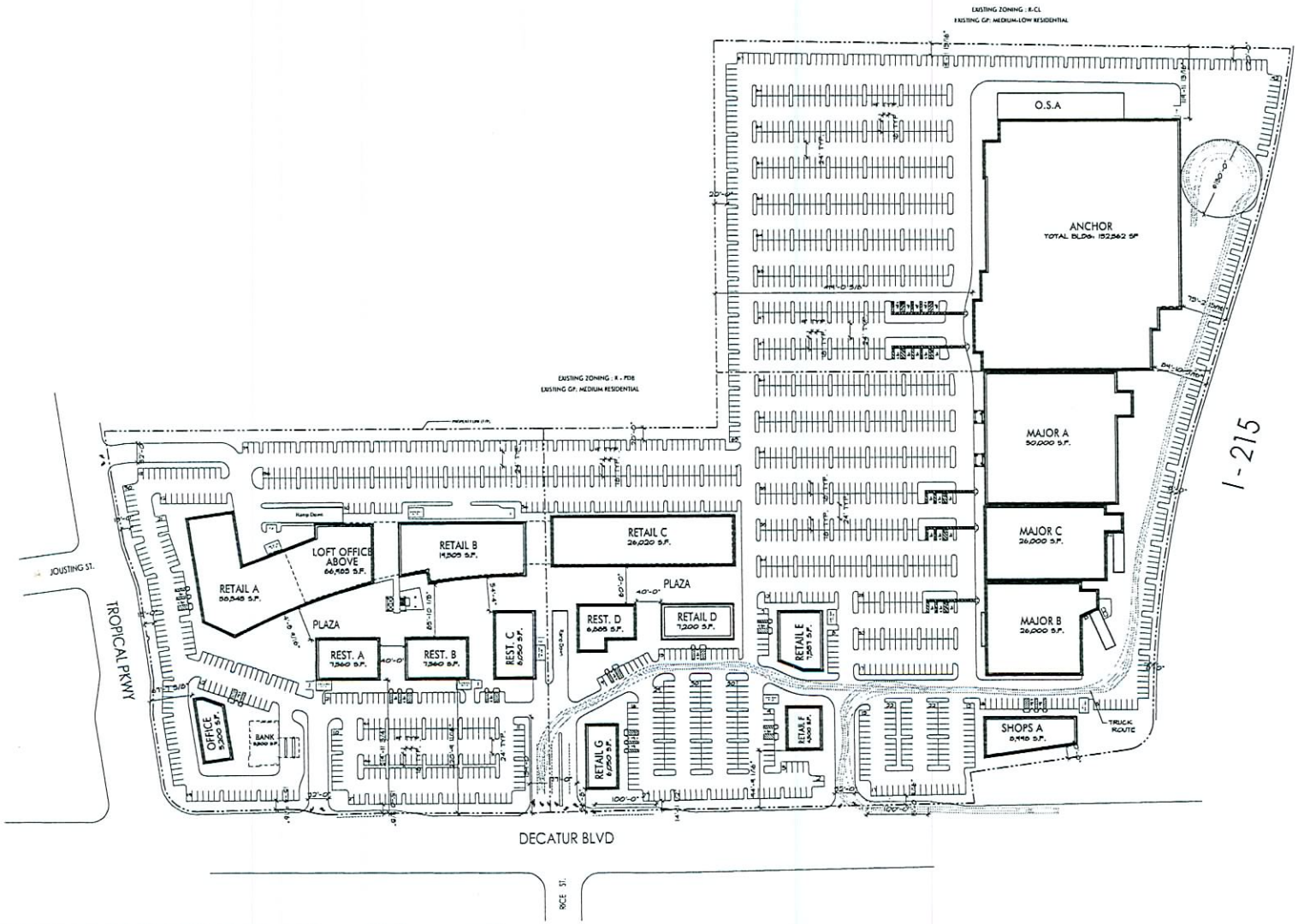

Summary

Land	±36.43 AC	±1,586,848SF
Building		458,053 SF
Land-to-Bldg Ratio		2.46/1
Coverage		28.86%
**Parking Required		2,274 stalls
Parking Provided at grade		2,051 stalls
Parking Provided Sub-level		223 stalls
Total Parking Provided		2,283 stalls
Parking Ratio		4.98/1,000
**Parking Required		
Retail 1/250 @ 342,370 sf		1,370 stalls
Restaurant @ 48,700 SF max		
Cust. area 1/50 @ 29,220 sf		584 stalls
Serv. area 1/200 @ 19,480 sf		97 stalls
Gen. Office 1/300 @ 66,983 sf		223 stalls
Total Parking Required		2,274 stalls

Vicinity Map
Not to Scale

ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THE USES AS SHOWN ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO MODIFICATION AT THE OWNER'S DISCRETION WITHOUT NOTICE

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PRELIMINARY SITE PLAN - Scheme D

NWC TROPICAL PKWY & DECATUR BLVD.

LAS VEGAS, NV

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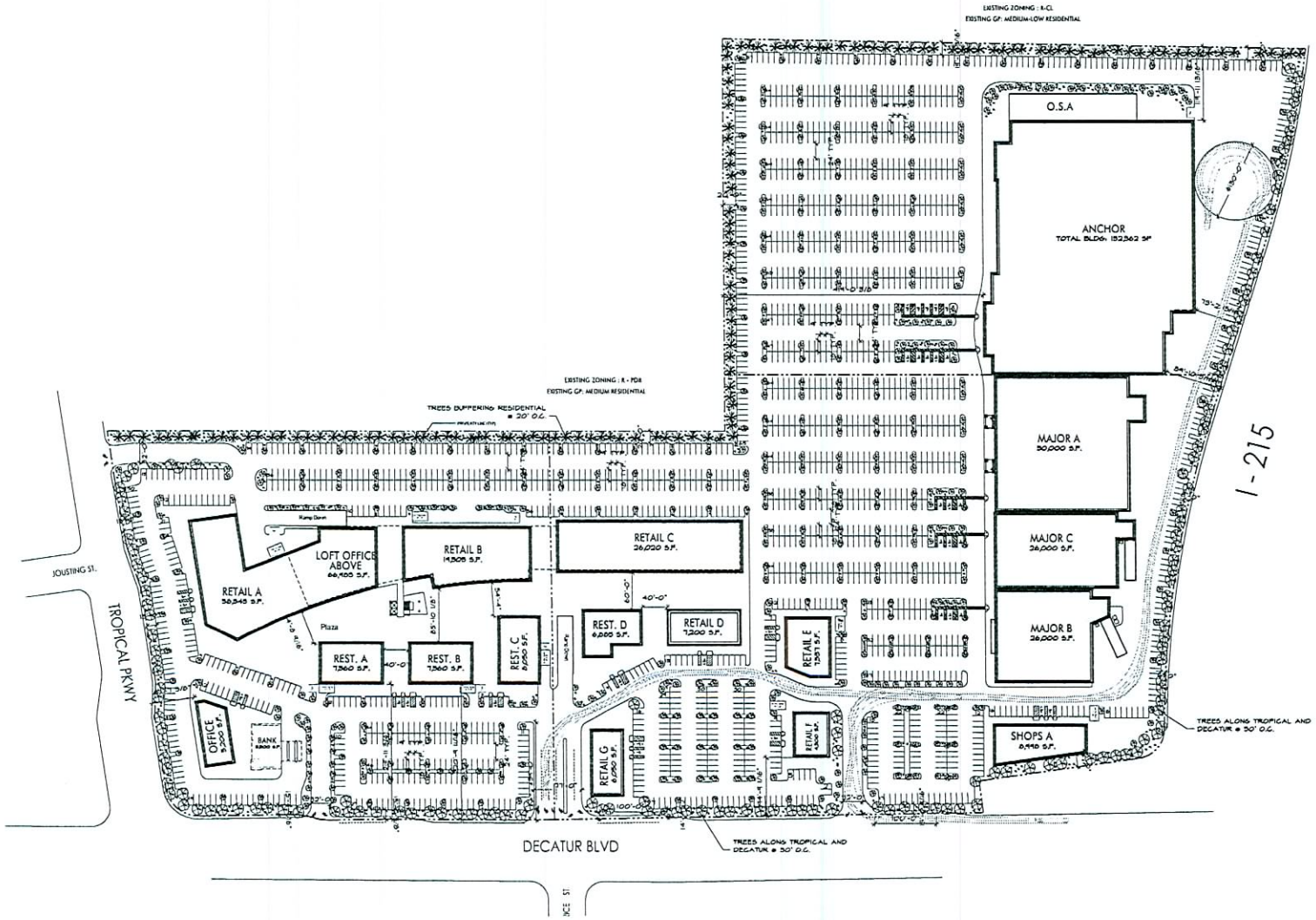

PROJECT INFORMATION - OFFICE

Jurisdiction:	City of Las Vegas
Site Area:	1,584,948 SF (36.43 acres) - must be verified
Total Building Area:	458,253 SF
Parking Provided:	2,314 SPACES (5.0/1,000 SF)
Parking Stall Dimensions:	9' Wide 1 19' Deep (18' - 1' permitted overhang)
Floor Area/Site Area:	28.8%

LANDSCAPING LEGEND

Size	Landscape Material
24" Box	Cottonwood Canopy
24" Box	Mesquite
24" Box	Vertical Shaft
1 Gallon	Lavender/Hollow
1 Gallon	Red Bottle

Planter design to be covered in decomposed granite or other approved material.

Vicinity Map
Not to Scale

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LANDSCAPE PLAN

NWC TROPICAL PKWY & DECATUR BLVD.
LAS VEGAS, NV

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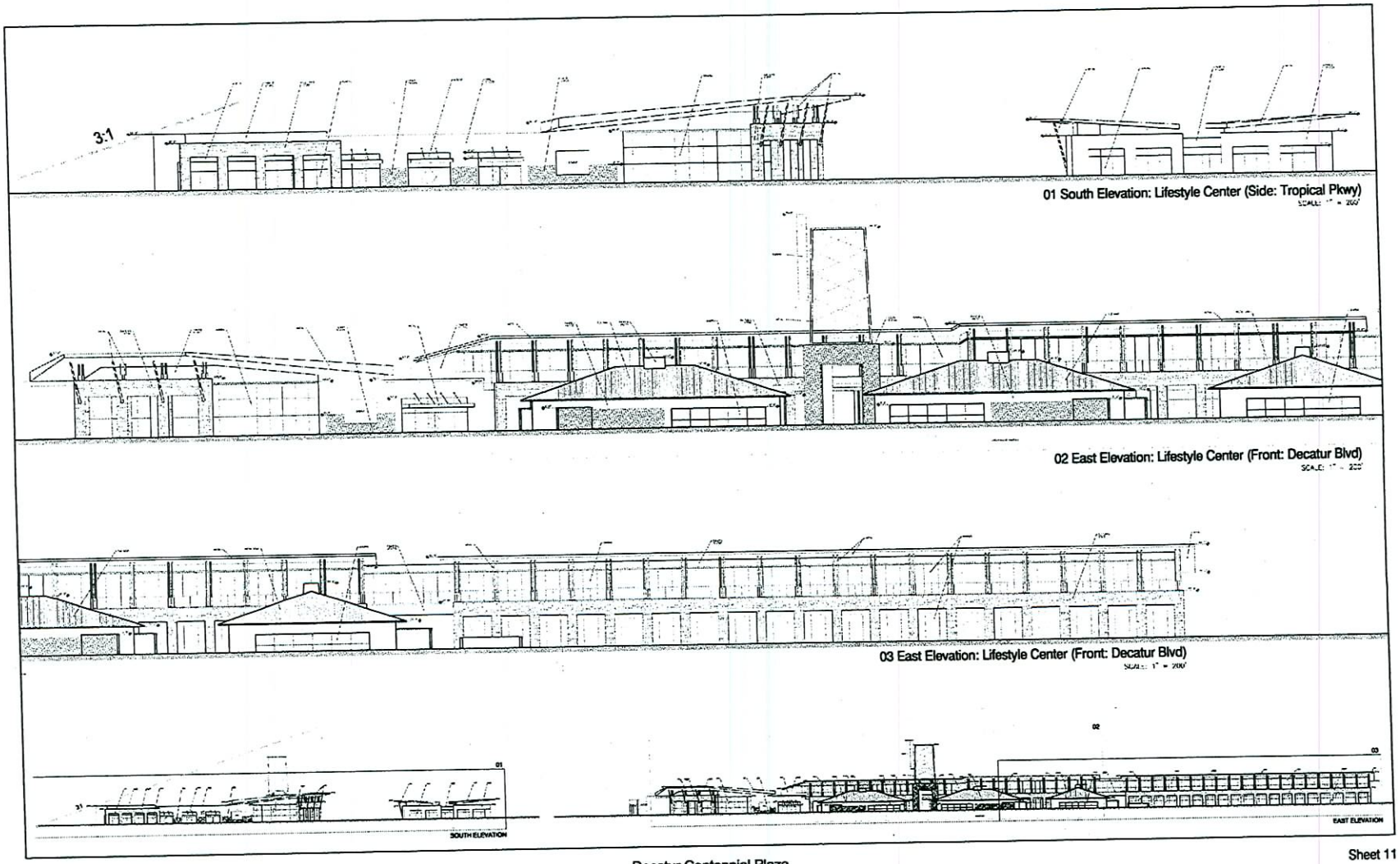

Sheet 11

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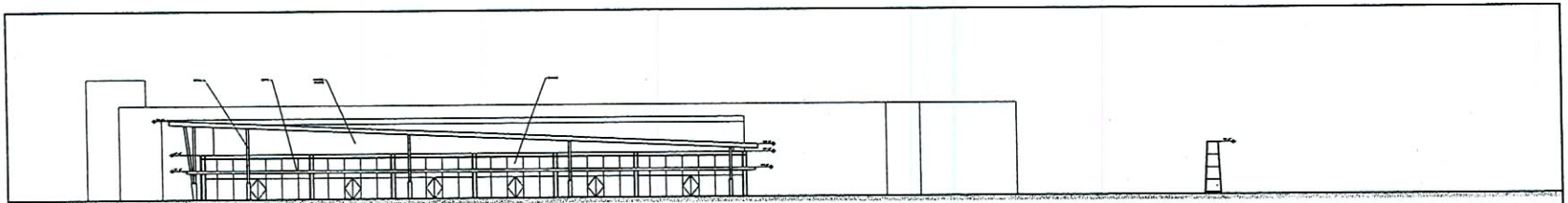
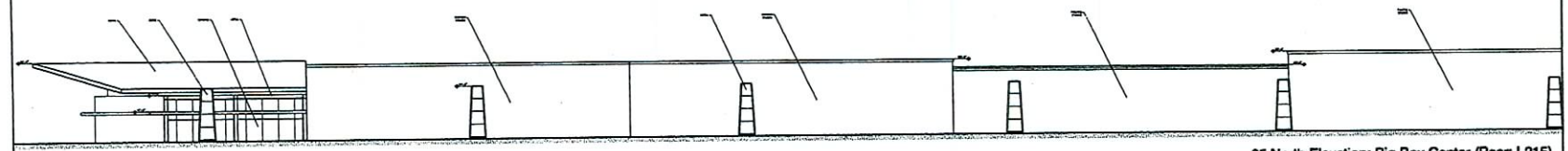


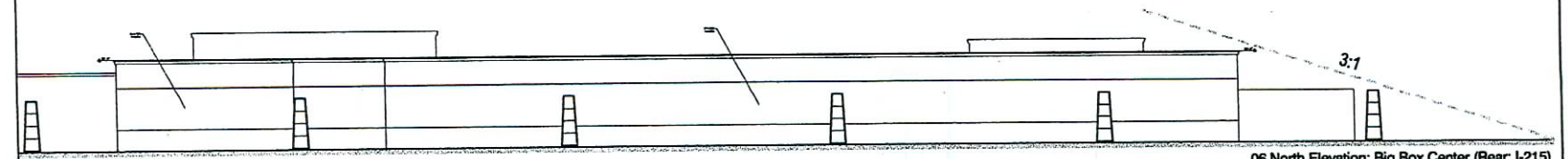
04 East Elevation: Big Box Center (Side: Decatur Blvd)

SCALE: 1" = 200'



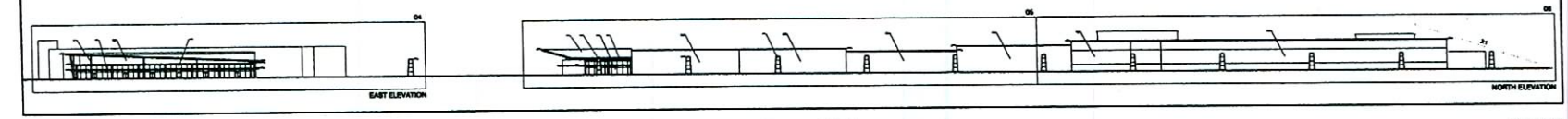
05 North Elevation: Big Box Center (Rear: I-215)

SCALE: 1" = 200'



06 North Elevation: Big Box Center (Rear: I-215)

SCALE: 1" = 200'



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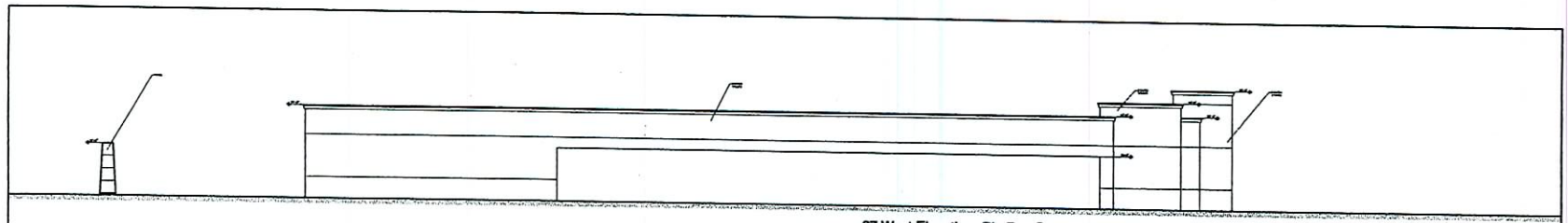
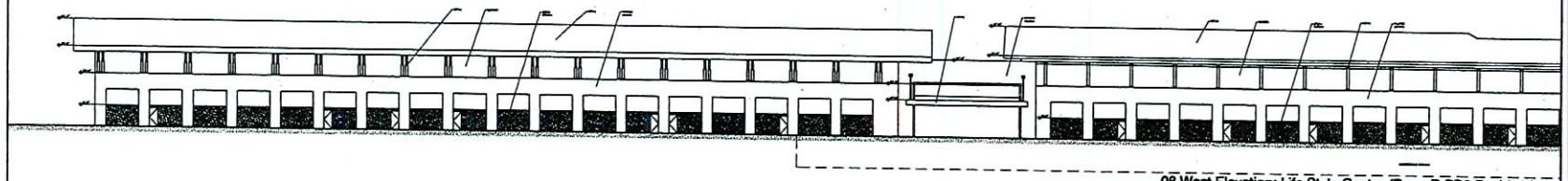
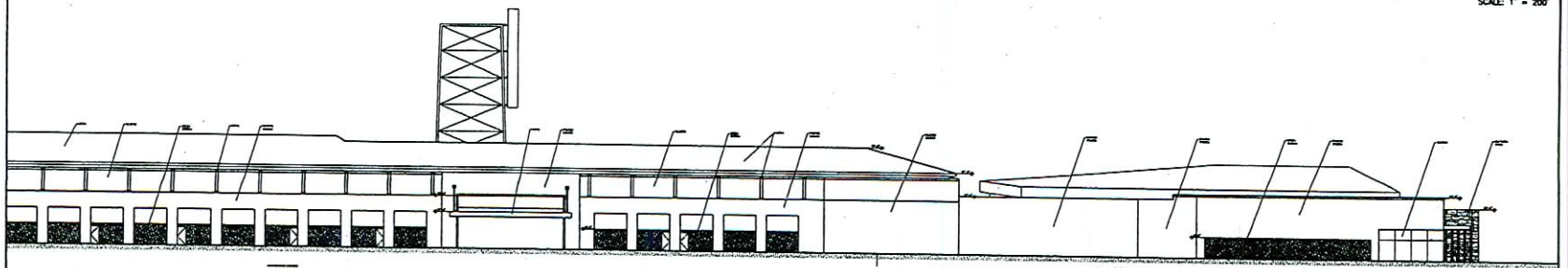


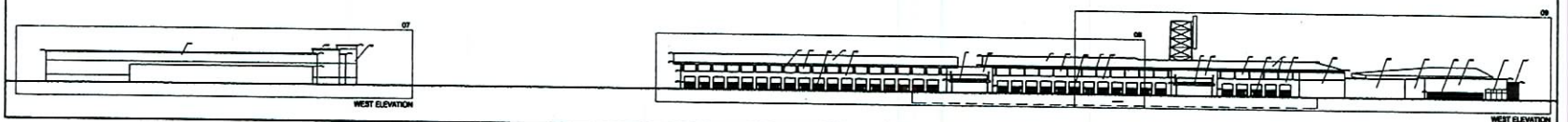
07 West Elevation: Big Box Center (Side: R-CL Resedential)
SCALE: 1" = 200'



08 West Elevation: Life Style Center (Rear: R-PD8 Residential)
SCALE: 1" = 200'



09 West Elevation: Life Style Center (Rear: R-PD8 Residential)
SCALE: 1" = 200'



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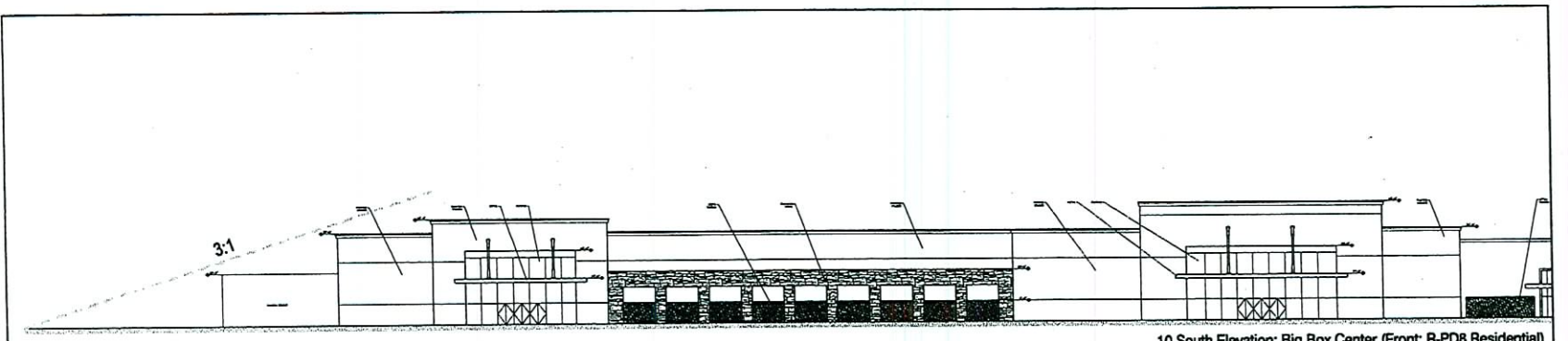
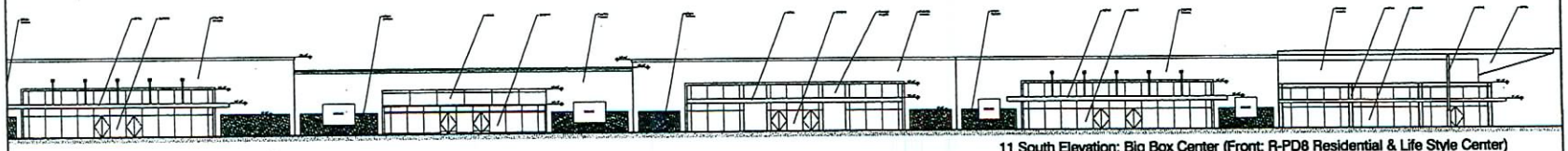


10 South Elevation: Big Box Center (Front: R-PD8 Residential)
SCALE: 1" = 200'



11 South Elevation: Big Box Center (Front: R-PD8 Residential & Life Style Center)
SCALE: 1" = 200'

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