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PROGRESS SET - NOT FOR CONSTRUCTION

CONTAINER DISTRIKT
1561 SOUTH COMMERCE STREET,
LAS VEGAS, NEVADA 89102
APN: 162-03-201-004

Issue Date	Description

Project No. 23-504-TI
Date: June 16, 2023
Drawn: G.SHURLEY
Reviewed: G.SHURLEY
Drawing Title:

SITE PLAN

SITE PLAN SYMBOL LEGEND:

PROPERTY LINE

SITE DATA:

PARCEL DATA:
MUNICIPALITY: CITY OF LAS VEGAS
ASSESSOR PARCEL NUMBER: 162-03-201-004

LOT SIZE	SF:	ACRES:
NET	±19,602 SF	±0.45 ACRES
GROSS	±19,602 SF	±0.45 ACRES

ZONING DATA:
CURRENT ZONING: C-M (COMMERCIAL INDUSTRIAL)
PROPOSED ZONING: NO CHANGE
CURRENT LAND USE PLAN: (INCORP)
PROPOSED LAND USE PLAN: NO CHANGE
REQUIRED BUILDING SETBACKS (BS) ((LANDSCAPE SETBACKS (LS)):
FRONT: 0' (0')
INTERIOR SIDE: 0' (0')
REAR: 0' (0')
MAX. BUILDING HEIGHT (ACTUAL): SEE PLANS
MAX. BUILDING HEIGHT (ALLOWED): NA
MIN. LOT SIZE: NA
MIN LOT WIDTH: NA
MIN LOT DEPTH: NA
% SITE COVERAGE BY BUILDING FOOTPRINT (8,610/19,602): 44%

GREASE INTERCEPTOR NOTE:
EACH BUILDING SUITE TO INSTALL ABOVE GROUND GREASE INTERCEPTOR

NOTE: IBC 2021 SECTION 705.3 BUILDINGS ON SAME LOT
PER EXCEPTION 1: MULTIPLE BUILDINGS HAVE BEEN COMBINED TO CREATE 2 SEPARATE BUILDINGS WITH AN AGGREGATE FLOOR AREA COMBINED WITH THE FOLLOWING:
BUILDING A: 4,110 SF
BUILDING B: 4,500 SF

BUILDING A & B ARE SEPARATED BY AN IMAGINARY PROPERTY LINE THAT IS MINIMUM 10'-0" FROM EACH BUILDING.

BUILDING A: (AGGREGATE BUILDING AREA PER IBC OF BUILDING A INCLUDES BUILDING TYPES 1, 2, & 3)

BUILDING AREAS:
BUILDING TYPE 1: 2,250 SF
BUILDING TYPE 2: 900 SF
BUILDING TYPE 3: 960 SF
AGGREGATE AREA PER IBC: 4,110 SF

BUILDING B: (AGGREGATE BUILDING AREA PER IBC OF BUILDING B INCLUDES BUILDING TYPES 4A, 4B, 5A, 5B, 5C, & 6) IBC AREA DOES NOT INCLUDE OCCUPIED ROOFTOP SEATING AREA)

BUILDING TYPE 4A: 1,200 SF (ROOFTOP SEATING AREA 1,200 SF)
BUILDING TYPE 4B: 1,200 SF (ROOFTOP SEATING AREA 1,200 SF)
BUILDING TYPE 5A: 600 SF
BUILDING TYPE 5B: 600 SF
BUILDING TYPE 5C: 600 SF
BUILDING TYPE 6: 300 SF
AGGREGATE AREA PER IBC: 4,500 SF

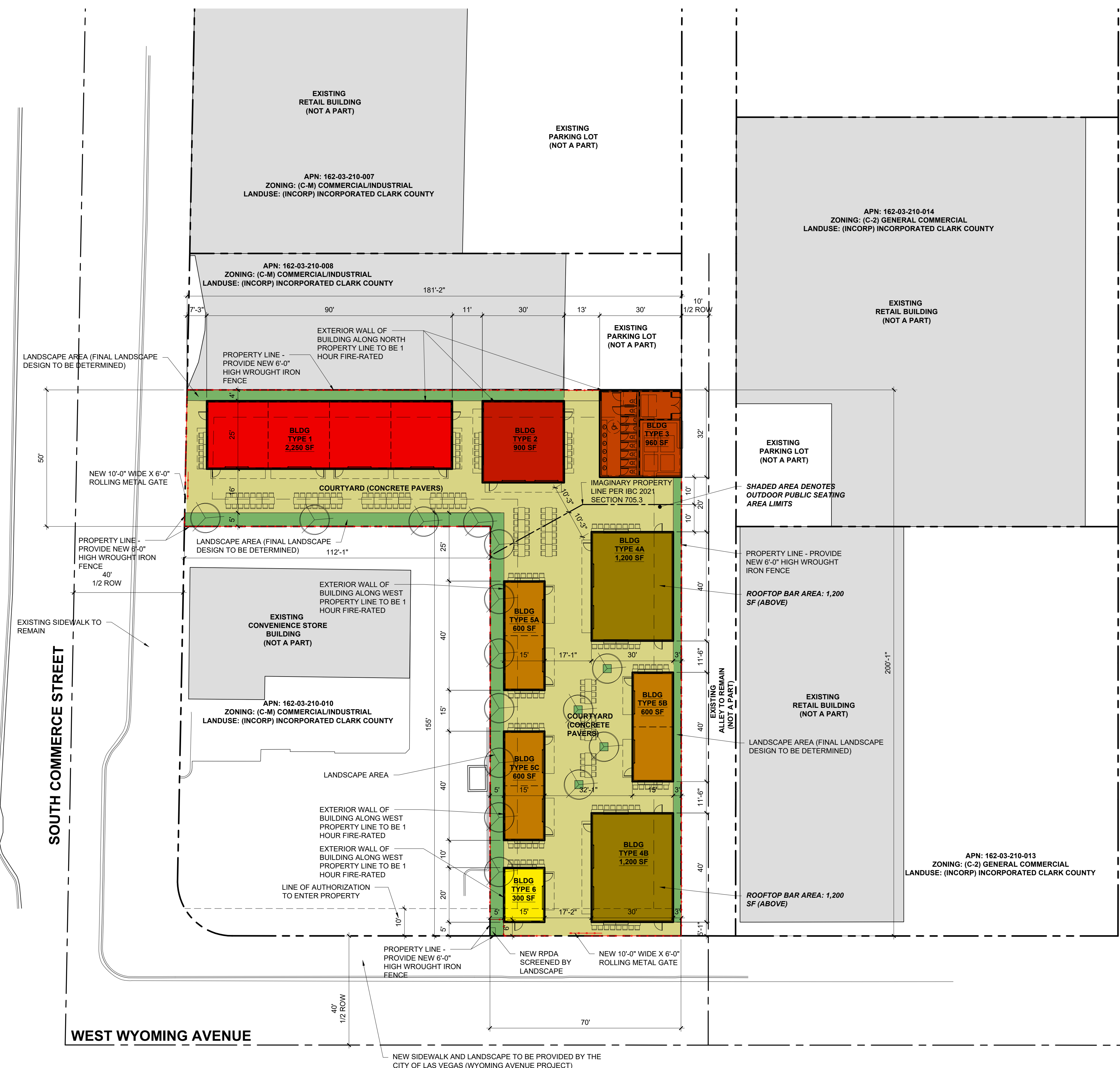
TOTAL: BUILDING GROSS AREA PER TITLE 19.16 BUILDING AREA (INCLUDING THE OCCUPIED ROOF PUBLIC SEATING AREA): 11,010 SF

TOTAL PROJECT AREA USE INCLUDING COURTYARD:
BUILDING AREA: 11,010 SF
COURTYARD AREA: 8,600 SF

TOTAL: 19,610 SF

BUILDINGS ARE NOT FIRE SPRINKLERED.
CONSTRUCTION TYPE: II-B NON-COMBUSTIBLE
OCCUPANCY: A-2 (EACH BUILDING WILL NOT EXCEED 99 OCCUPANTS)

USE	GROSS FLOOR AREA (SF)	PARKING RATIO	REQUIRED		PROVIDED	
			REGULAR	ADA ACCESSIBLE	REGULAR	ADA ACCESSIBLE
ALCOHOL, ON PREMISE FULL	19,610.00	1:50	172	0	0	0
	8,600.00					
ALCOHOL, ON PREMISE FULL	10,050.00	1:50	201	0	0	0
	960.00					
TOTAL SPACES REQUIRED			378	0	0	0
TOTAL INCLUDING ADA ACCESSIBLE PARKING			378	0	0	0



SOUTH COMMERCE STREET

WEST WYOMING AVENUE



A | SITE PLAN
SCALE: 1" = 20'-0"



NEW SIDEWALK AND LANDSCAPE TO BE PROVIDED BY THE CITY OF LAS VEGAS (WYOMING AVENUE PROJECT)