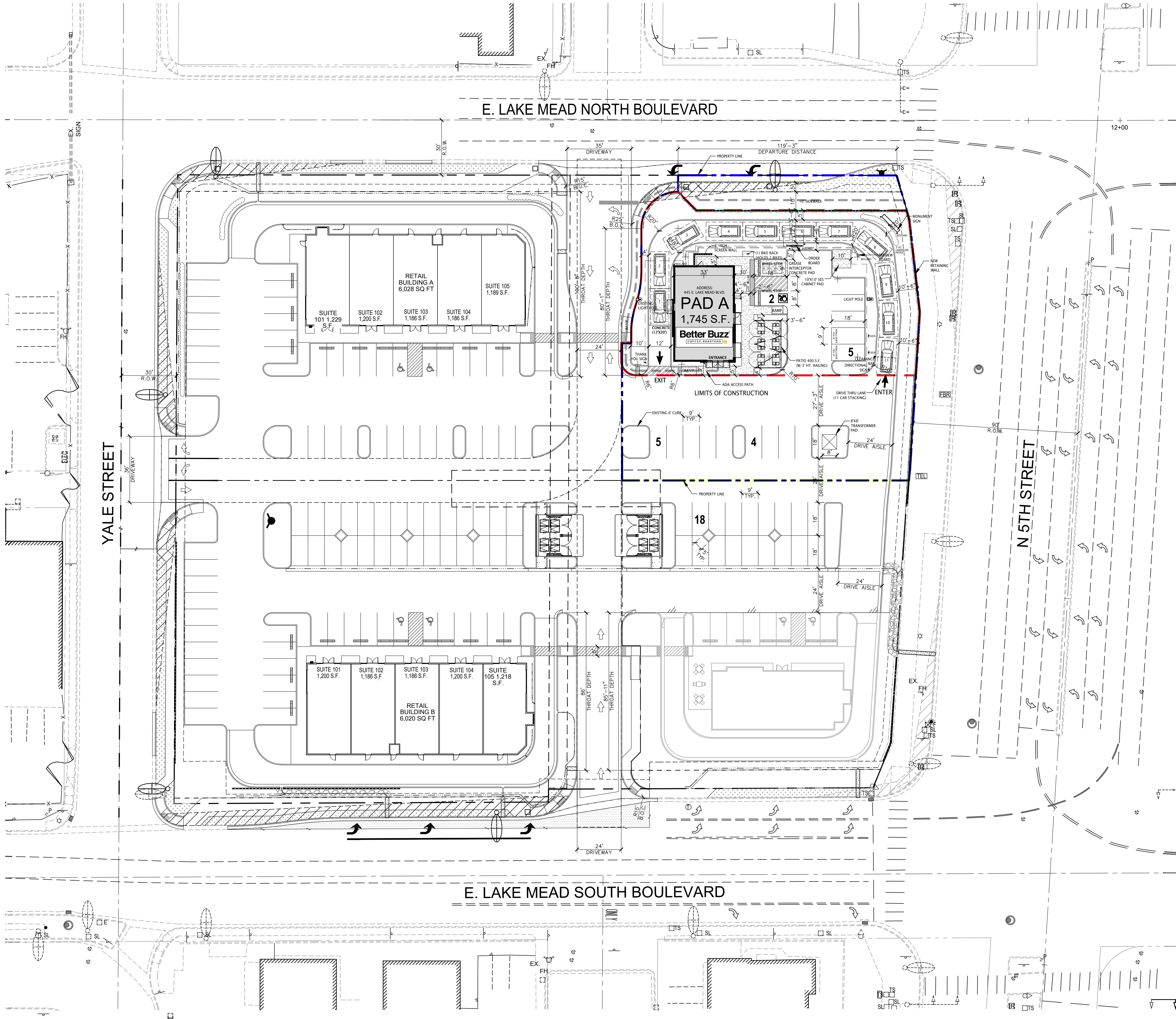




project directory

ARCHITECT:
KERPAN ARCHITECTS, LLC
4777 S. FULTON RANCH BLVD. UNIT 2134
CHANDLER, ARIZONA 85248
CONTACT: KEVIN D. KERPAN
PHONE: (602) 329-0192
E-MAIL: kevin@kerpanarchitects.com

site data (pad a)

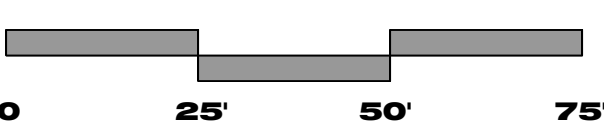
EXISTING ZONING:	COMMERCIAL
SITE AREA:	0.58 ACRES (25,256 S.F.)
PROPOSED USE:	RESTAURANT WITH DRIVE THRU
BUILDING AREA: PAD A:	1,730 S.F.
TOTAL BUILDING AREA:	1,730 S.F.
TOTAL PARKING REQUIRED: PAD A: RESTAURANT WITH DRIVE THRU (1,730 S.F.): 615 S.F. PUBLIC SERVING AREA @ 1/30 S.F. = 12 SPACES	12 SPACES
TOTAL PARKING PROVIDED:	16 SPACES (9.2/1000)
ACCESSIBLE SPACES REQUIRED:	1 SPACE
ACCESSIBLE SPACES PROVIDED:	1 SPACE

legend

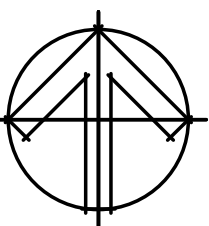
PROPERTY LINE
LIMITS OF CONSTRUCTION BY TENANT

site plan

scale: 1" = 25'-0"



north



NOTE:
THIS SITE PLAN HAS BEEN PREPARED WITHOUT THE AID
OF A SURVEY. ALL PROPERTY BOUNDARIES ARE ROUGH
APPROXIMATIONS. THIS DRAWING IS TO BE USED FOR
CONCEPTUAL PURPOSES ONLY AND IT IS NOT TO BE THE
BASIS FOR ANY LEGALLY BINDING DOCUMENTATION.

NEW COMMERCIAL DEVELOPMENT
PAD A - RESTAURANT BUILDING W/ DRIVE THRU
445 E LAKE MEAD BOULEVARD
NORTH LAS VEGAS, NEVADA 89030

Job No. 25042
Date 04/21/2026

Sheet No.

SP-1

4777 S. FULTON RANCH BLVD
CHANDLER, ARIZONA 85248
PHONE: (602) 329-0192
PHONE: (602) 329-0192
www.kerpanarchitects.com

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BETTER BUZZ COFFEE ROASTERS

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