



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #
Meeting Date
Total Fee
Received By/Date

**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Plan Review Special Use Permits, Variance

**Project Address** (Location) 6950 W. Charleston Blvd., Las Vegas, NV 89117

**Project Name** 7-Eleven **Proposed Use** C-Store & Fuel Station

**Assessor's Parcel #(s)** 138-34-802-006 and 138-34-802-005 **Ward #** 1

**General Plan:** Existing X Proposed \_\_\_\_\_ **Zoning:** Existing X Proposed \_\_\_\_\_

**Additional Information** Demolition of an existing convenience store building and construction of a new convenience store building with fueling stations

**Property Owner** S&S Fuels Management LLC **Contact** Preet Singh Puri  
**Address** 7671 Shaffer Parkway **City** Littleton **State** CO **Zip** 80127  
**E-mail** preet&kgconoco.com **Phone** 303-867-6242

**Applicant** Lebo Design **Contact** Lindsey Lebo  
**Address** 8607 W. Sahara Avenue **City** Las Vegas **State** NV **Zip** 89117  
**E-mail** lindsey@lebodes.com **Phone** 702-334-0153

**Representative** S&S Fuels Management LLC **Contact** Pawan Nanda  
**Address** 7671 Shaffer Parkway **City** Littleton **State** CO **Zip** 80127  
**E-mail** pawan@ssfuels.com **Phone** 303-960-0792

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

**City Official** \_\_\_\_\_ **Partner(s)** \_\_\_\_\_

**Partner(s)** \_\_\_\_\_

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

**Property Owner Signature** Preet Singh Puri

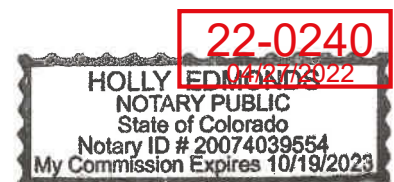
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** Preet S. Puri

Subscribed and sworn before me

This 8th day of FEBRUARY, 2022

Notary Public in and for said County and State





## 4

1. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE, NOR SHALL BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP BETWEEN THE LANDSCAPE ARCHITECT AND THE CONTRACTOR OR SUBCONTRACTOR.
2. THE OWNER AND THEIR REPRESENTATIVE ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES OR SCHEDULES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SELECTION OF THE CONSTRUCTION METHODS, TECHNIQUES, SEQUENCES AND SCHEDULES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
3. THE CONTRACTOR SHALL PROVIDE LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL THE WORK IDENTIFIED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CAREFUL SITE INSPECTION, DETAILED REVIEW OF THE PLANS, AND FOR THE PROTECTION OF EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRINGING TO THE ATTENTION OF THE OWNER WITHIN IMMEDIATELY, EQUIPMENT AND MATERIALS NOT SHOWN OR SPECIFIED ON THE PLANS BUT REQUIRED TO COMPLETE THE INSTALLATION SHALL BE SUPPLIED BY THE CONTRACTOR AS A PART OF THIS CONTRACT WORK.
4. THE CONTRACTOR SHALL COMPLY WITH LOCAL, STATE, AND FEDERAL LAWS, CODES, AND REGULATIONS APPLICABLE TO THE WORK COVERED BY THESE PLANS AND SPECIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, STATE WATER POLLUTION PREVENTION PLAN REQUIREMENTS AND COMPLIANCE WITH LOCAL, STATE AND FEDERAL LAWS GOVERNING SOIL, CONTROL, NOISE OF OPERATION, AND SAFETY MEASURES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COMPLYING WITH ALL PERMITS REQUIRED TO COMPLETE THE WORK COVERED BY THESE PLANS.

- [illegible]

1. CONTRACTOR SHALL PINE GRADE AREAS PRIOR TO PLANTING. PINE GRASSING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS LARGER THAN 1" ETC. FROM THE SITES AND ENSURE POSITIVE DRAINAGE.
2. PLANTER BOXES SHALL BE AS PER SPECIFICATIONS.
3. THE COMPLETION OF THE PLANTING GRASSES IMPROVEMENTS SHALL BE A CONDITION FOR ACCEPTANCE OF THE PROJECT. FINISH GRASSES SHALL BE PLANTED IN THE PLANTER BOXES AND IN THE AREAS BETWEEN THE PLANTER BOXES IN A SPATIALLY UNIFORM MANNER. PLANTING SHALL BE COMPLETED WITHIN 180 DAYS OF THE PROJECT COMPLETION DATE. PLANTING SHALL BE COMPLETED WITHIN 180 DAYS OF THE PROJECT COMPLETION DATE.
4. CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING STRUCTURES SUCH AS BUILDINGS, WALLS, UTILITY EQUIPMENT ETC.
5. LANDSCAPE MOULDS AND SWALES SHALL BE GRADED TO A SMOOTH, FLAT SURFACE. ROUNDED SURFACE PROVIDING POSITIVE DRAINAGE AND VISUAL LANDSCAPE IMPROVEMENT. GRADE SHALL BE TO BE REFINED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO THE TOP OF CONSTRUCTION.
6. CONTRACTOR SHALL PINE GRADE AND COVER AREAS DISTURBED BY CONSTRUCTION WITH AN APPROVED TOP DRESSING AS SPECIFIED IN THE PLANS OR SPECIFICATIONS.

- ## PLANTING NOTES
- TREES AND OTHER PLANT MATERIAL SHALL CONFORM TO GRADE, TYPE, ETC., AS SET FORTH IN THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERIES (LATEST EDITION)
  - PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND GENUINELY FOULATED (WHEN IN LEAF) AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE REALITY WELL DEVELOPED ROOT SYSTEMS NOT BOUND BY A NORMAL HART OF GROWTH CONSISTENT WITH THEIR AGE.
  - QUANTITIES SHOWN ON PLAN LIST ARE FOR THE CONTRACTORS CONSIDERATION ONLY IN THE EVENT OF A DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLAN AND QUANTITIES SHOWN ON THE PLANT LIST, THE QUANTITIES ON THE PLAN SHALL GOVERN.
  - NO PLANT SUBSTITUTIONS ON TYPE, SIZE, OR QUALITY DETERMINED FROM THE APPROVED LANDSCAPE PLANS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.
  - THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REPLACE PLANT MATERIAL THAT DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON SUCH EVIDENCE OF STRESS, IMPROPER CARE BOTH AT THE NURSERY AND ON THE SITE FOLLOWING DELIVERY, DAMAGE TO PLANTS, OR UNDESIRABLE PLANTING AND MAINTENANCE CONTRACTORS USING POOR LANDSCAPE ARCHITECT BUSINESS PRACTICES TO MEET PLANT MATERIAL DELIVERY.
  - PROTECTED PLANT MATERIAL THAT IS TYPES OR DIES DURING CONSTRUCTION OR THE MAINTENANCE PERIOD WILL BE REPLACED WITH A PLANT OF THE SAME SIZE AND TYPE BY THE RESPONSIBLE PARTY A MINIMUM OF 90 DAYS BEFORE THE COMPLETION OF THE PROJECT. REPLACEMENT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
  - PLANTING SHALL BE ACCORDING TO THE LANDSCAPE ARCHITECT'S RECOMMENDATIONS, ORDER, AND PLANTING AREA SIZES OTHERWISE SPECIFIED ON THESE PLANS. SPRINKLING SHALL BE AN NECESSARY STRATEGY TO REDUCE PLANT MORTALITY.
  - PLANTINGS X' MATERIAL SHALL MAINTAIN 6" CLEARANCE ABOVE THE HYDRANTS AND THE SURROUNDING DEVICES.
  - RATINGS SHALL NOT INTERFERE WITH TRAFFIC CONTROL SIGNS AND SHALL MAINTAIN A MAXIMUM HEIGHT OF 2'-6" WITHIN LIGHT OBSTACLE FRAMES.
  - TREES SHALL MAINTAIN A MINIMUM 6" CLEARANCE FROM PUBLIC WALKERS OR SEVERAL LINES. PLANTINGS SHALL MAINTAIN A SUFFICIENT DISTANCE TO SANITARY AND STORM SEWER MANHOLES TO ALLOW ACCESS OF MAINTENANCE VEHICLES.
  - SHRUBS SHALL BE INSTALLED FROM BACK OF CURB EDGE OF WALK, OR EDGE OF PAVING A MINIMUM OF 2' X 1/4" INSIDE LINE.
  - PLANT MATERIAL LOCATIONS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  - THE IRRIGATION SYSTEMS MUST BE FULLY OPERATIONAL AND EFFECTIVE PRIOR TO THE INSTALLATION OF PLANT MATERIAL. IF THE PROJECT REQUIREMENTS A 12-MONTH MAINTENANCE PERIOD TO BEGIN AT THE DATE OF SUBstantial COMPLETION AS DETERMINED BY THE OWNER, THEN PLANTING SHALL BE DEFERRED UNTIL AFTER THE 12-MONTH MAINTENANCE PERIOD HAS EXPIRED.
  - ALL PLANTED MATERIAL SHALL BE PROTECTED BY RETAINING WALLS, WINDSCREENS, AND WITHIN TWO FEET OF PUBLIC ROADS OR SIDEWALKS. THIS PROTECTION SHALL BE PROVIDED BY THE CONTRACTOR AND SHALL BE REMOVED WITHIN TWO MONTHS AFTER THE END OF THE MAINTENANCE PERIOD.

1. TREES AND OTHER PLANT MATERIAL, CONFORM TO GRADE, ETC., AS SET FORTH IN THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN (LATEST EDITION)

2. PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED, AND GENUINELY FLOPPED WHEN IN LEAF AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, VIGOROUS, ROOT SYSTEMS NOT BOUND TO A NORMAL RATE OF GROWTH CONSISTENT WITH THE AGE OF THE PLANT. PLANT MATERIAL SHALL BE FREE OF DISEASE, INJURY, OR DEFECTS OF ANY KIND.

3. NURSERY STANDARDS AND SPECIFICATIONS OF THE AMERICAN CUTTING OR PLANTING SOCIETY, OR THE SOCIETY OF AMERICAN LANDSCAPE ARCHITECTS, SHALL BE THE BASIS OF THE CONTRACT. IN THE EVENT OF A DISCREPANCY BETWEEN THE AMERICAN STANDARD FOR NURSERY STOCK AND THE AMERICAN CUTTING OR PLANTING SOCIETY, THE AMERICAN STANDARD FOR NURSERY STOCK SHALL PREVAIL.

4. QUANTITIES SHOWN ON THE PLANS LIST THE QUANTITIES OF THE PLANT MATERIAL TO BE PLANTED. THE QUANTITIES OF THE PLANT MATERIAL TO BE PLANTED SHALL BE THE BASIS OF THE CONTRACT. THE QUANTITIES OF THE PLANT MATERIAL TO BE PLANTED SHALL BE THE BASIS OF THE CONTRACT.

5. NO PART SUBSTITUTIONS OF THE SIZE, OR QUANTITY, SPECIFICATIONS FROM THE APPROVED LANDSCAPE PLANS ARE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT.

5. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT SATISFY THE NEEDS OF THE LANDSCAPE DESIGN BASED ON SIZE, SHAPE, ORIENTATION, RESISTANCE TO STRESS, OR IMPROPER CARE BOTH AT THE NURSERY AND ON THE SITE FOLLOWING DELIVERY, UNLOADING OF PLANT MATERIAL, AND PLANTING. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 7 BUSINESS DAYS PRIOR TO ANY PLANT MATERIAL DELIVERY.
6. PLANT MATERIALS TO BE PLANTED AND ESTABLISHED DURING CONSTRUCTION OF THE MAINTENANCE PERIOD WILL BE DELIVERED WITH A PLANT OF THE SAME SIZE AND TYPE BY THE RESPONSIBLE PARTY A MINIMUM OF 90 DAYS BEFORE THE COMPLETION OF THE PROJECT. REPLACEMENT MATERIAL SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
7. PLANT MATERIALS BEST DESIGNED SHALL BE ALIGNED TO THE WALKS, PEDESTRIAN AREAS, ROADS, AND PARKING AREAS UNLESS OTHERWISE SHOWN ON THESE PLANS. SPACING SHALL BE ADJUSTED AS NECESSARY, SUBJECT TO REVIEW BY LANDSCAPE ARCHITECT.
8. PLANTINGS AT MATURE SIZE SHALL MAINTAIN 6'-0" CLEARANCE AROUND THE HYDRANTS AND TREE SUPPRESSION DEVICES.
9. PLANTINGS SHALL NOT INTERFERE WITH TRAFFIC CONTROL SIGNS AND SHALL MAINTAIN A MINIMUM HEIGHT OF 2'-6" WITHIN STREET DEFERENCE ZONES.
10. TREES SHALL MAINTAIN A MINIMUM 6'-0" CLEARANCE FROM PUBLIC WATER OR SEWER LINES. PLANTINGS SHALL MAINTAIN A SUFFICIENT DISTANCE TO SIGNARY AND SIGNAGE MARKERS TO ALLOW ACCESS TO MAINTENANCE VEHICLES.
11. SHRUBS SHALL BE INSTALLED FROM BACK OF CURB EDGE OR EDGE OF PAVING A MINIMUM OF 2' IN MAJORITY SIZE.
12. PLANT MATERIAL LOCATIONS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. THE IRRIGATION SYSTEMS TO BE FULLY OPERATIONAL AND EFFECTIVE PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
14. PROJECT REQUIRES A 180-DAY MAINTENANCE PERIOD TO BEGIN AT THE DATE OF SUBstantial COMPLETION AS DETERMINED BY THE PUBLIC WORKS DIVISION. THE MAINTENANCE PERIOD SHALL BE 180 DAYS FROM THE DATE OF SUBstantial COMPLETION. IN THE PUBLIC RIGHT-OF-WAY, SHALL BE PROTECTED BY FURTHER GUARDS AND APPROPRIATE TRAFFIC PROTECTION FOR NO LESS THAN TWO YEARS.

## Westwood Professional Services, Inc.

7-ELEVEN FUEL &  
CONVENIENCE STOR  
REMODEL  
6950 W CHARLESTON BLVD,  
LAS VEGAS, NV 89117

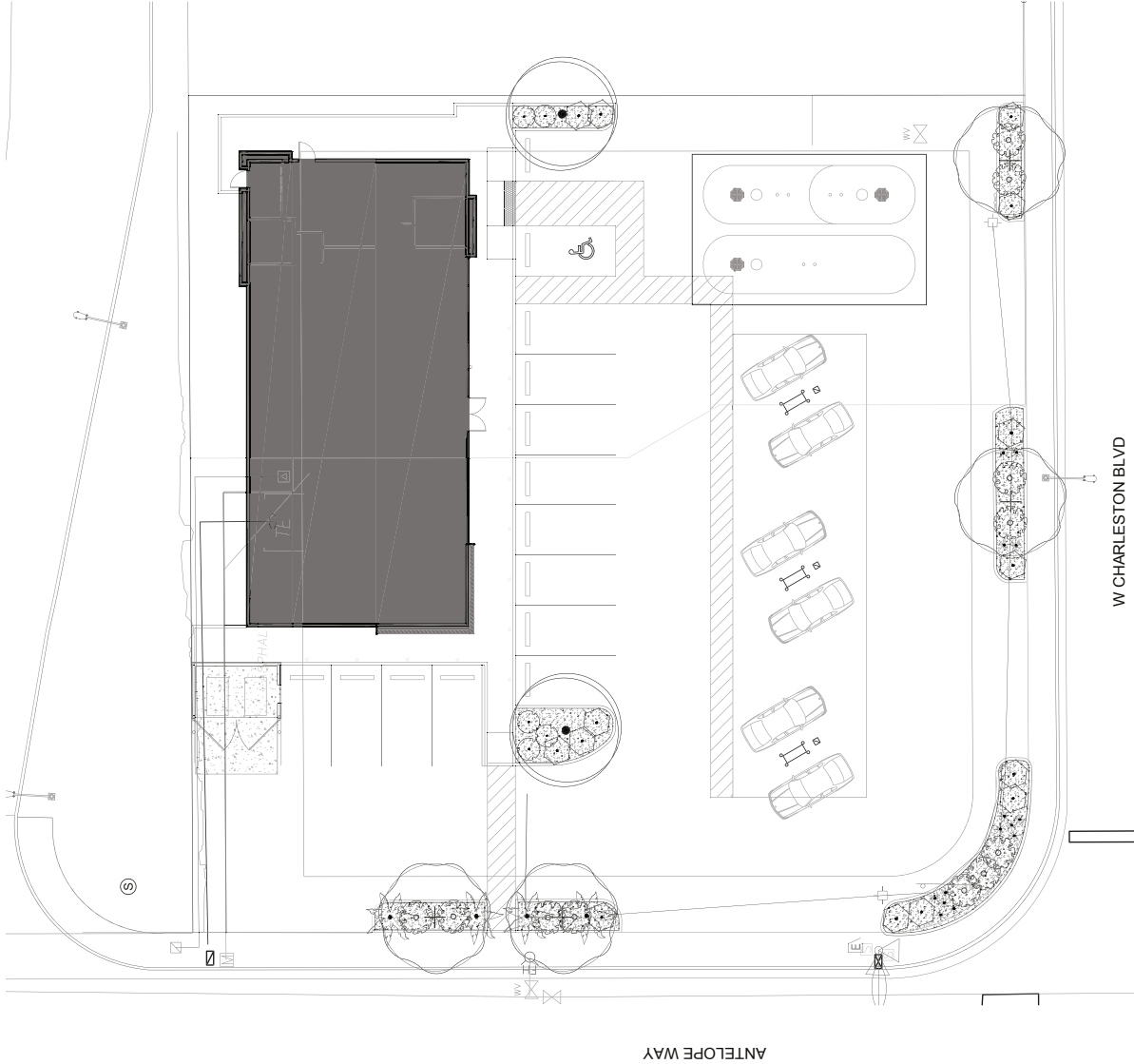
PROJECT NO.	LEB2 101 000
DATE:	02/23/22
DRAWN:	CML
REVIEWED:	SEL

DRAWING TITLE: LANDSCAPE NOTES  
 Client name: you do it  
 22-0240  
 04/27/2022

**SHEET NO.:**  
**L1.00**







PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT.	QTY
	ACACIA SALICINA / YELLOW ACACIA	24" BOX	2
	PISTIA DENTATUS / MASTIC TREE	24" BOX	4
	WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	20" BTH	4
	EREMOPHILA GLABRA / MINNEAPOLIS GOLD / OUTBACK SUNRISE ELM BUSH	5 GAL	11
	LANTANA MONTEVIDEO / TRAILING LANTANA	5 GAL	14
	LEUCOPHYLLUM ZYGOPHYLLUM / CHAMPION TM / CHAMPION BLUE RANGER	5 GAL	5
	X LANCEA X SILVER FOX / SILVER FOX MANGAVE	5 GAL	14
	GROUND COVERS		
	ROCK MULCH / APACHE BROWN CRUSHED GRANITE	3/8" SCREENED	878 SF
	KALAMAZOO MATERIALS		
	CONTACT: CHUCK CHRYSLER		
	702.665.6443		



VIEW FROM CHARLESTON BLVD.

22-0240  
04/27/2022

X

Accepted

Date:

CONCEPT DESIGN

7



VIEW FROM ANTELOPE WAY

22-0240  
04/27/2022

X

Accepted

Date:

CONCEPT DESIGN

8





VIEW FROM ANTELOPE WAY

22-0240  
04/27/2022

X

Accepted

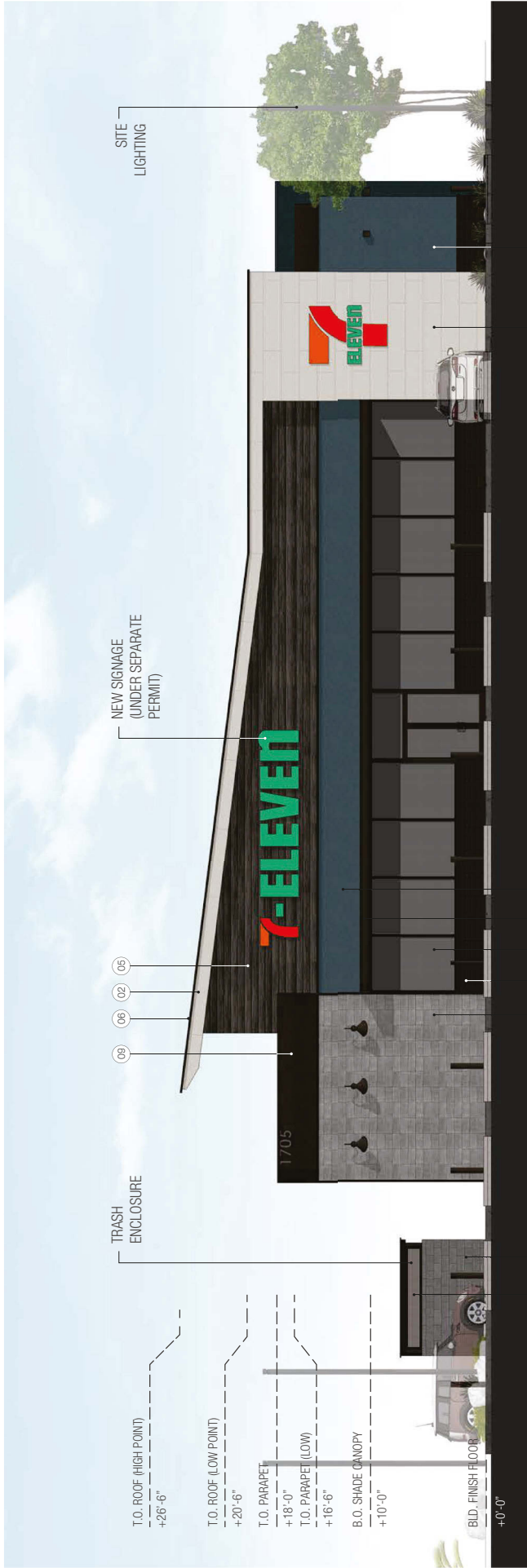
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9



# SOUTH ELEVATION



SCALE (FT) 0 2 4 8  
1/8" = 1'-0"

## 12 Paint Colors

Accent	Accent	Accent
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## EXTERIOR MATERIALS



X

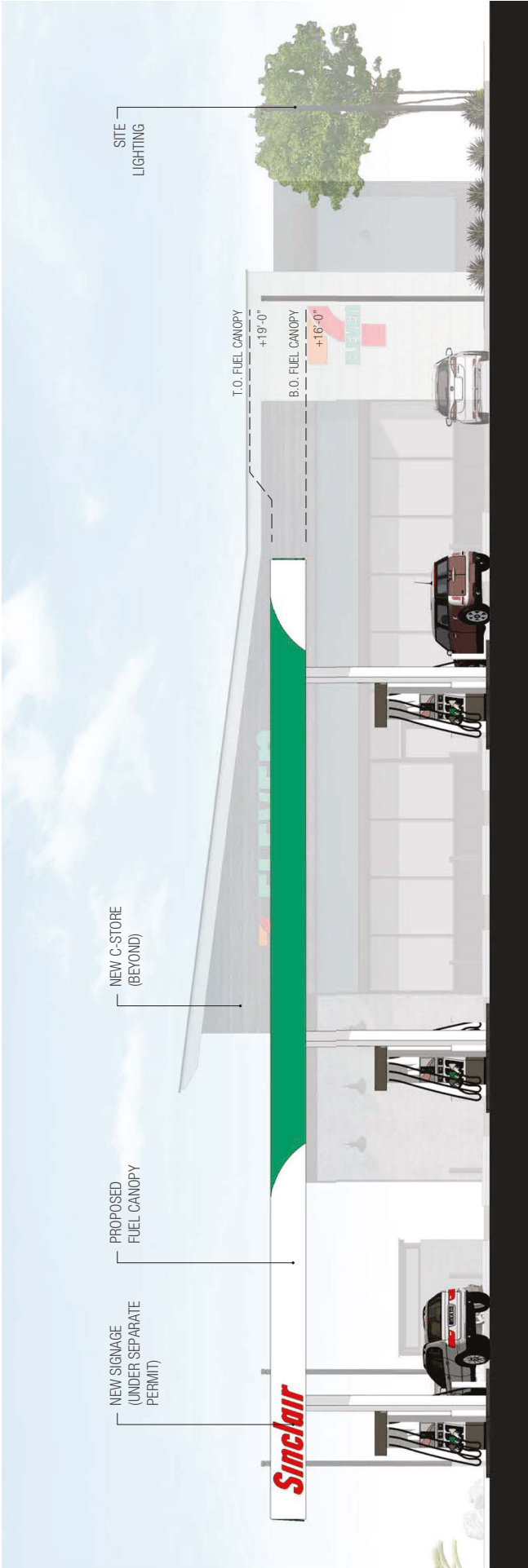
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Date:

CONCEPT DESIGN

11

SOUTH ELEVATION FUELING CANOPY



SCALE (FT) 0 2 4 8  
1/8" = 1'-0"

12 Paint Colors

Accent	Accent	Accent
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EXTERIOR MATERIALS

01 Smooth Stucco Finish System	02 Concrete-look Panel	03 Painted Metal Canopy	04 Storefront Glazing	05 Wood-look Panel	06 Metal Coping Strip	07 CMU	08 Metal Roof	09 Metal Panel	10 Perforated Metal Panel	11 Brick-look Panel

22-0240  
4/27/2022

X

Accepted

Date:

CONCEPT DESIGN

12

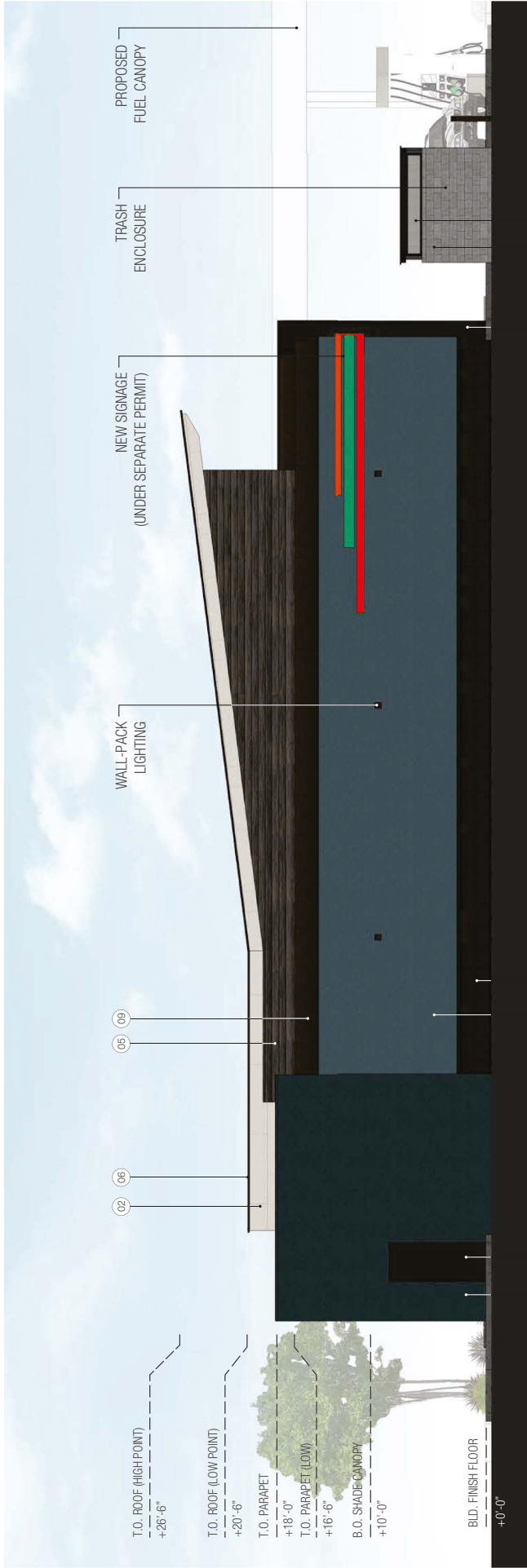
SCHEME 05

7-11 CHARLESTON & ANTELOPE - LAS VEGAS

01.25.2022

LEBO DESIGN

# NORTH ELEVATION



SCALE (FT) 0 2 4 8  
1/8" = 1'-0"

## 12 Paint Colors

Accent	Accent	Accent

## EXTERIOR MATERIALS

01 Smooth Stucco Finish System	02 Concrete-look Panel	03 Painted Metal Canopy	04 Storefront Glazing	05 Wood-look Panel	06 Metal Coping Strip	07 CMU	08 Metal Roof	09 Metal Panel	10 Performance Metal Panel	11 Brick-look Panel

22-0240  
4/27/2022

X

Accepted

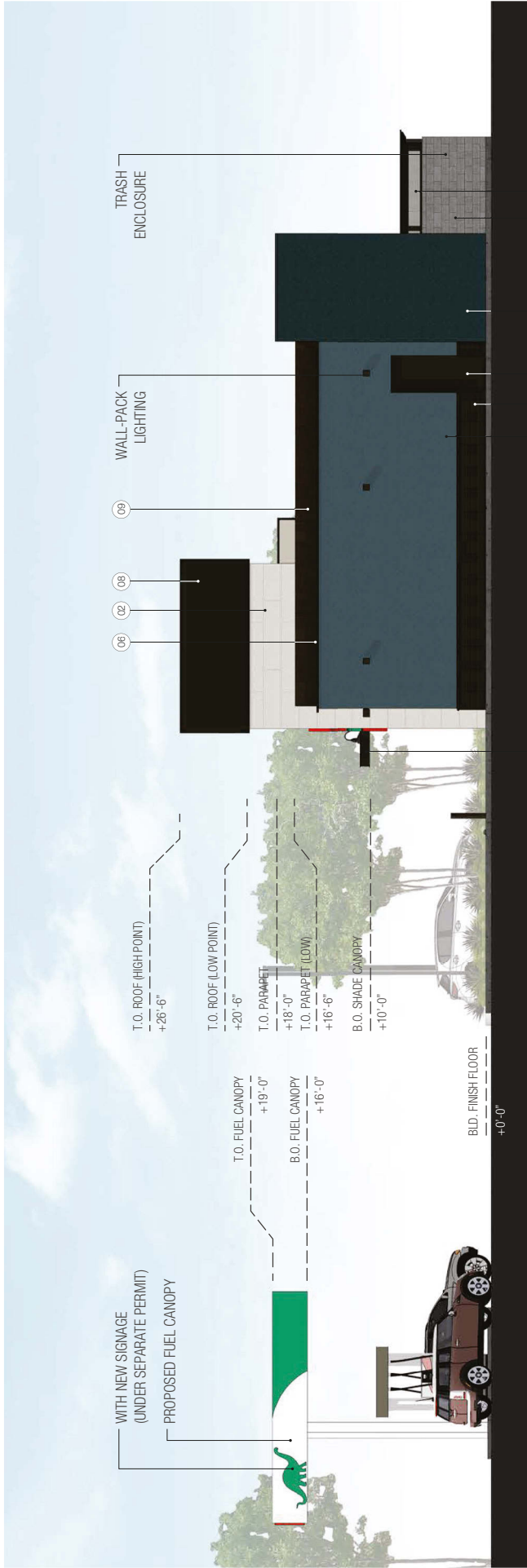
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CONCEPT DESIGN

13



EAST ELEVATION



SCALE (FT) 0 2 4 8  
1/8" = 1'-0"

12 Paint Colors

Accent	Accent	Accent
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EXTERIOR MATERIALS

01 Smooth Stucco Finish System	02 Concrete-look Panel	03 Painted Metal Canopy	04 Storefront Glazing	05 Wood-look Panel	06 Metal Coping Strip	07 CMU	08 Metal Roof	09 Metal Panel	10 Performance Metal Mesh	11 Brick-look Panel

22-0240  
4/27/2022

X

Accepted

Date:

CONCEPT DESIGN

14



WEST ELEVATION



12 Paint Colors

Accent	Accent	Accent
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EXTERIOR MATERIALS

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X

## Plan Level 1





VIEW FROM CHARLESTON BLVD.

22-0240  
04/27/2022

X

Accepted

Date:

CONCEPT DESIGN

7





VIEW FROM ANTELOPE WAY

22-0240  
04/27/2022

X

Accepted

Date:

CONCEPT DESIGN

8





VIEW FROM ANTELOPE WAY

22-0240  
04/27/2022

X

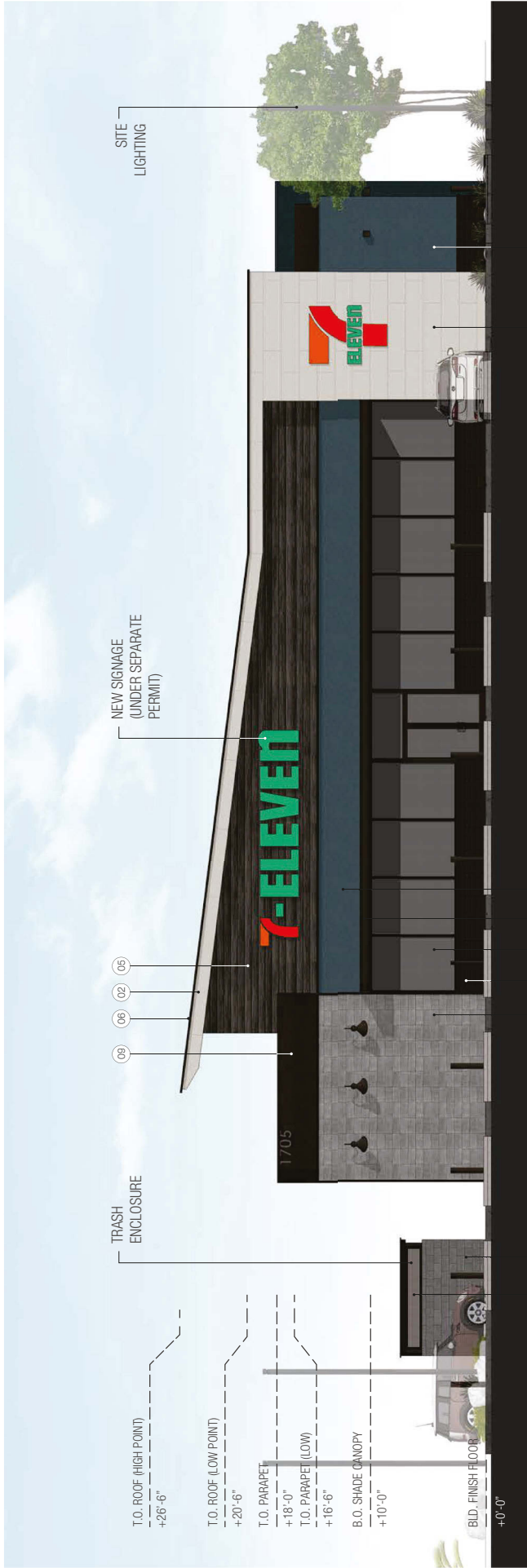
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Date:

CONCEPT DESIGN

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# SOUTH ELEVATION



SCALE (FT) 0 2 4 8  
1/8" = 1'-0"

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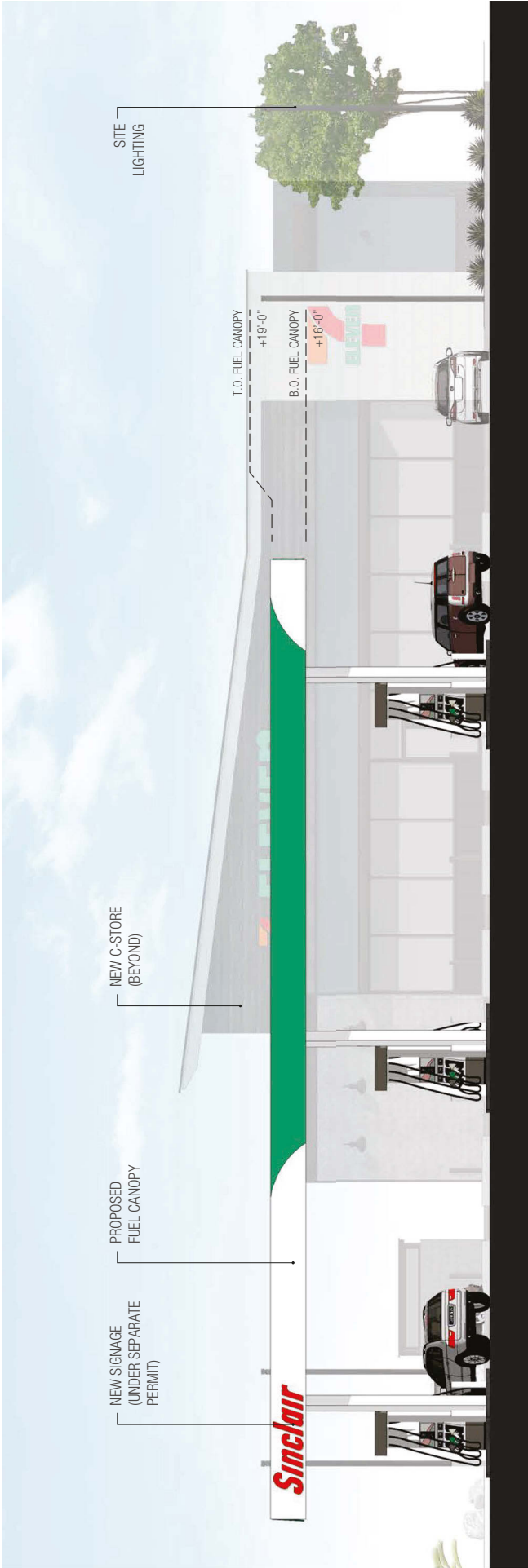
## EXTERIOR MATERIALS



X

Accepted Date: CONCEPT DESIGN 11

SOUTH ELEVATION FUELING CANOPY



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22-0240  
4/27/2022

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Accepted

Date:

CONCEPT DESIGN

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SCHEME 05

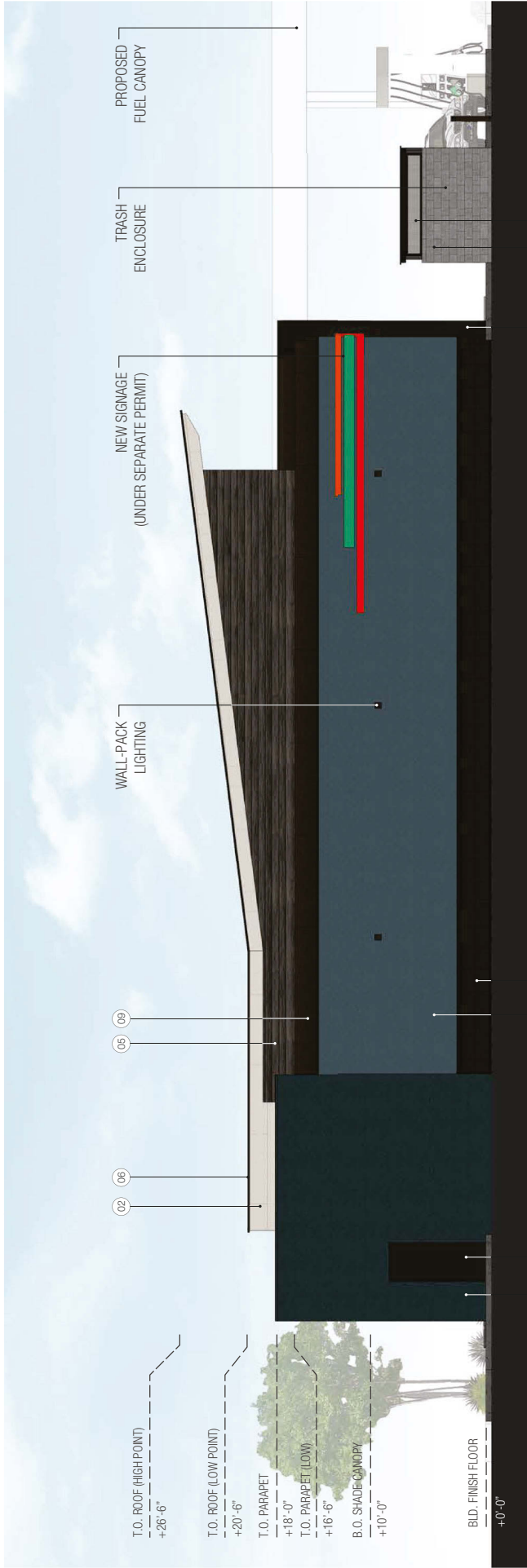
7-11 CHARLESTON & ANTELOPE - LAS VEGAS

01.25.2022

LEB0DESIGN



# NORTH ELEVATION



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22-0240  
4/27/2022

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Accepted

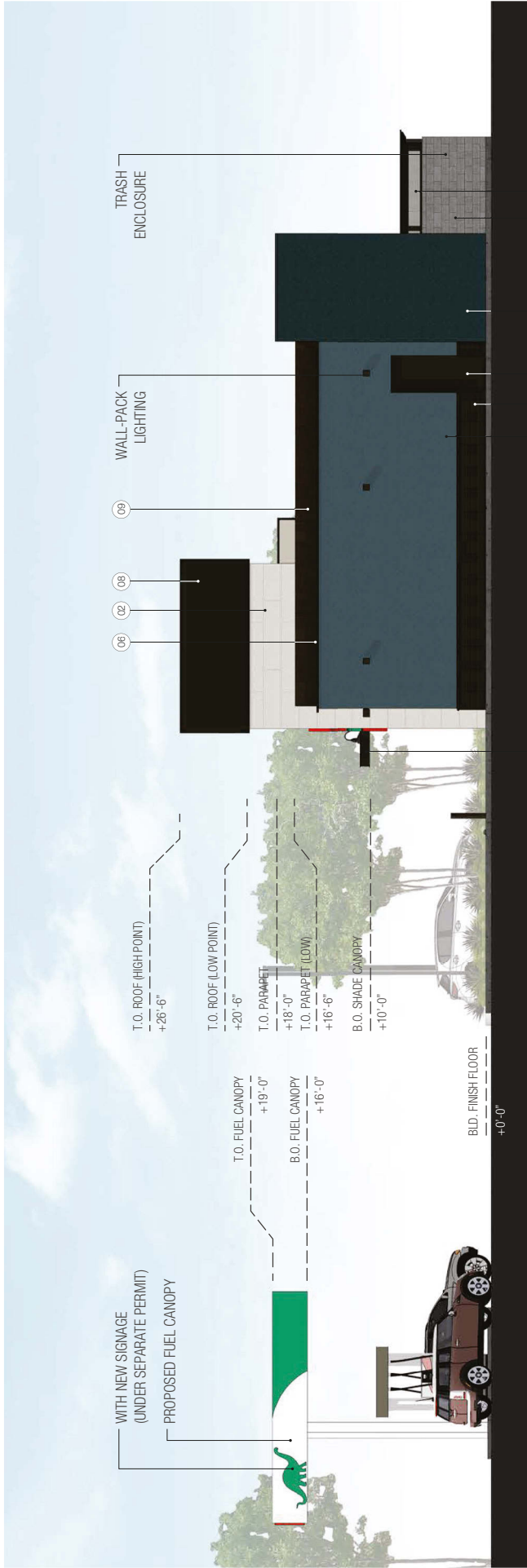
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EAST ELEVATION



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22-0240  
4/27/2022

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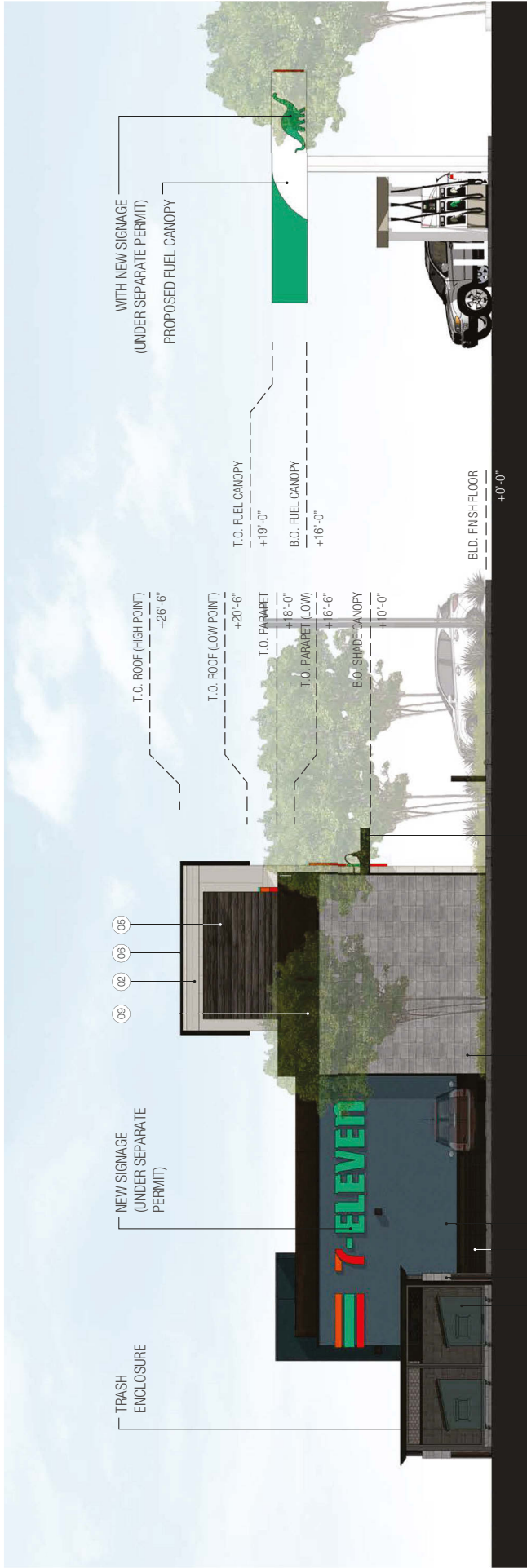
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WEST ELEVATION



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X