

PROJECT DATA

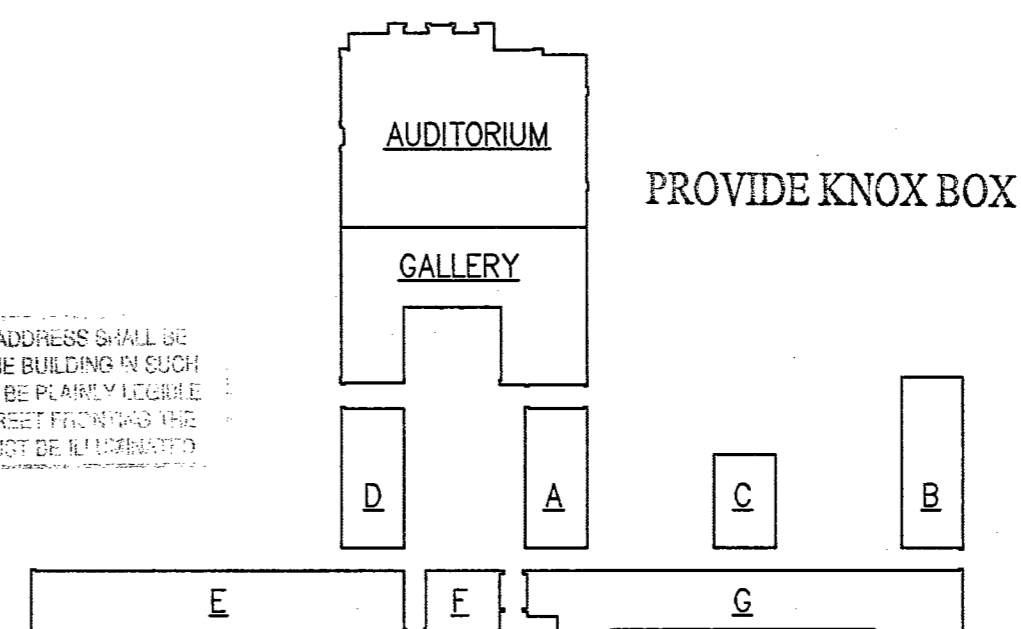
BUILDING ADDRESS: 401 S. FOURTH STREET
A.P.N.: 136-34-303-001
SITE AREA: 3.03 ACRES
LOT COVERAGE (NET): 0.286%

GENERAL DESCRIPTION: REINFORCED CONCRETE EXTERIOR WALLS & INTERIOR CONCRETE SLAB ON GRADE - EXCEPT AUDITORIUM WOOD FRAMED/SPANISH STYLE ROOF WITH COVERED BREEZEWAYS

AREA TABULATION:

AUDITORIUM/SUPPORT	=	7,843 SQUARE FEET
GALLERY/SUPPORT	=	5,112 SQUARE FEET
BUILDING A	=	1,454 SQUARE FEET
BUILDING B	=	1,785 SQUARE FEET
BUILDING C	=	979 SQUARE FEET
BUILDING D	=	1,461 SQUARE FEET
BUILDING E	=	5,112 SQUARE FEET
BUILDING F	=	1,596 SQUARE FEET
BUILDING G	=	5,166 SQUARE FEET
TOTAL COVERED BREEZEWAYS	=	30,508 SQUARE FEET
GRAND TOTAL	=	39,055 SQUARE FEET

KEY PLAN



Handwritten note: ALL EXTERIOR WALLS SHALL BE NON-COMBUSTIBLE & 2-HR FIRE RATED. FIELD VERIFY CORRECT LISTINGS FOR ANY PENETRATIONS OF THE 2-HR FIRE RATED EXTERIOR WALLS.

PLANS FOR FIRE HYDRANTS, FIRE EXTINGUISHING SYSTEMS, FIRE ALARM SYSTEMS, MEDICAL GAS SYSTEMS, ON-SITE FIRE, WATER, AND FUEL TANKS MUST BE APPROVED BY THE DEPARTMENT BEFORE INSTALLATION.

PORTABLE FIRE EXTINGUISHERS REQUIRED PER NFPA 10 MAXIMUM TRAVEL DISTANCE TO AN EXTINGUISHER SHALL NOT EXCEED 75 FT. EXCLUDING STAIRS.

PROVIDE EXTERIOR ELECTRICAL DISCONNECT PER CITY ORD. #5507

AUTOMATIC FIRE SPRINKLER SYSTEM REQUIRED.

FIRE ALARM SYSTEM REQUIRED

ALL UTILITY AND SITEWORK SHALL COMPLY WITH THE APPROVED CIVIL PLANS.

CODE ANALYSIS

CRITERIA AND STANDARDS FOR DESIGN

I.B.C. 2003 EDITION *
 U.M.C. 2003 EDITION *
 U.F.C. 2003 EDITION *
 N.E.C. 2003 EDITION *
 U.F.C./NFPA-1

* INCLUDING CITY OF LAS VEGAS AMENDMENTS
 * PLUMBING FIXTURE COUNT

BUILDING INFORMATION:

EXISTING BUILDING (ASSUMED CONSTRUCTION TYPE)
 TYPE OF CONSTRUCTION: IIB - FULLY SPRINKLERED

OCCUPANCY:	MIXED	A-3	SQ. FT.	OCC. LOAD
AUDITORIUM			5,564	72%
PLATFORM			885	
GALLERY SPACE			3,418	23%
OCCUPANCY: MIXED B				
OFFICE / STUDIO			19,689	197
TOTAL:			29,256	855

REQUIRED EXITS FOR A-3 OCCUPANCY: 3 MINIMUM EXITS
 PROVIDED: 3 EXITS

BUILDING HEIGHT: ALLOWABLE: 2 STORIES
 BUILDING HEIGHT: ACTUAL: 1 STORY

BUILDING AREA ALLOWABLE - TABLE 503
 ALLOWABLE: A-3 9,500 SF + (3 X 9,500) + (0.75 X 9,500) = 45,125 SF.
 THEREFORE A-3 OCCUPANCY: 9,687 SF IS LESS THAN 45,125 SF.

BUILDING AREA ALLOWABLE - TABLE 503
 ALLOWABLE: B 19,000 SF + (3 X 19,000) + (0.75 X 19,000) = 90,250 SF.
 THEREFORE B OCCUPANCY: 19,689 SF IS LESS THAN 90,250 SF.

TOTAL BUILDING AREA OF 37,803 SF IS LESS THAN THE ALLOWABLE AREA FOR A GROUP A-3 OCCUPANCY OF 45,125 SF.
 THEREFORE NONSEPARATED USE PROVISIONS ARE ALLOWABLE PER 302.3.1.

NET BUILDING AREA ACTUAL: 29,256 SF
 NET BUILDING COVERED WALKWAYS ACTUAL: 8,547 SF
 GROSS BUILDING SQUARE FOOTAGE: 37,803 SF

FIRE RESISTANCE RATINGS (TABLE 601)

STRUCTURAL FRAME	0 HR
BEARING WALLS	0 HR
EXTERIOR	2 HR
INTERIOR	0 HR
NONBEARING WALLS & PARTITIONS	0 HR
EXTERIOR	0 HR
INTERIOR	0 HR
FLOOR CONSTRUCTION	0 HR
ROOF CONSTRUCTION OVER 20' A.F.F.	0 HR

* RAMPS REQUIRED AT ALL EXITS NOT AT STREET GRADE PER IBC 507.5, 3.4.

PLUMBING FIXTURES

TOILET FIXTURES:

OCCUPANCY	MIXED AS FOLLOWS:	FIXTURES COUNT:
AUDITORIUM	A-3 371	
PLATFORM	A-3 59	
GALLERY	A-3 223	658 TOTAL ASSUME 329 MEN AND 329 WOMEN
OFFICE/STUDIO	A-3 197	196 TOTAL ASSUME 99 MEN AND 99 WOMEN

MEN		WOMEN	
WC	LAV	WC	LAV
3 WC	2 LAV	5 WC	2 LAV
TOTAL PROVIDED:	2 URL	2 URL	2 LAV

DRINKING FOUNTAIN: 2 REQUIRED, 2 PROVIDED

B OCCUPANCY TOTAL PROVIDED: 3 WC 2 LAV 0 URL 3 WC 2 LAV
 TOTAL PROVIDED: 2 WC 1 LAV 1 URL 3 WC 2 LAV

EXIT SIGNS REQUIRED

SEISMIC CLASSIFICATION

INSTALL FLOODING TO OUT OFF VERTICAL AND HORIZONTAL DRAIN OPENINGS.

INSTALL DRAINSTOPPING IN ATTICS AND CONCEALED ROOF SPACES NOT TO EXCEED 3000 SQ. FT.

NINYO AND MOORE - SOILS ENGINEERS HAVE CLASSIFIED THIS SITE AS A "C" SEISMIC ZONE. THE CONTRACTOR WILL BE REQUIRED TO FURNISH AND INSTALL SEISMIC BRACES FOR THE FOLLOWING BUT NOT LIMITED TO: PLUMBING FIXTURES AND EQUIPMENT ELECTRICAL MECHANICAL FIXTURES AND EQUIPMENT FIRE SPRINKLER PIPING FIXED SHELVING AND FURNISHINGS SWAY BRACING FOR LAY-IN CEILING, AND HARD CEILING GRIDS SEISMIC SUPPORT AS REQUIRED BY THE CITY OF LAS VEGAS.

PROVIDE INTERIOR FINISHES COMPLIANT WITH APPROPRIATE FLAME SPREAD AND SMOKE DEVELOPED RATINGS.

THESE PLANS HAVE NOT BEEN REVIEWED FOR COMPLIANCE TO FEDERALLY MANDATED PROVISIONS FOR PERSONS WITH DISABILITIES.

PENETRATIONS WILL NOT BE ALLOWED THROUGH FIRE RESISTIVE WALLS, FLOOR/CEILING, AND ROOF/CEILING ASSEMBLIES WITHOUT APPROVED DETAILS.

THE FLOOR AND WALLS TO 4 FEET IN HEIGHT IN TOILET AREA SHALL HAVE A SMOOTH, HARD NONABSORBENT SURFACE OF CEMENT CERAMIC TILE OR EQUAL APPROVED BY THE APPEALS BOARD.

SEPARATE PERMIT REQUIRED FOR BLOCK WALLS, FENCING, WATER FEATURES, SIGNS AND STRUCTURES INDEPENDENT OF THE MAIN STRUCTURE.

PARKING ANALYSIS

PARKING ANALYSIS (CITY OF LAS VEGAS):

LAS VEGAS ZONING CODE - CHAPTER 19A.10 PARKING, LOADING AND TRAFFIC STANDARDS

PARKING REQUIRED: LAS VEGAS ZONING CODE - CHAPTER 19A.10 PARKING, LOADING AND TRAFFIC STANDARDS

TABLE 1 PARKING REQUIREMENTS		
AUDITORIUM:	7,843 SQUARE FEET	79 SPACES
GALLERY:	5,112 SQUARE FEET	17 SPACES
COLLEGE:	2,543 SQUARE FEET	8 SPACES
OFFICE:	14,870 SQUARE FEET	50 SPACES
	30,508 SQUARE FEET	154 REQUIRED SPACES

TABLE 2 HANDICAPPED PARKING REQUIREMENTS	
NUMBER OF HANDICAPPED PARKING SPACES REQUIRED:	6 REQUIRED ADA SPACES

PARKING PROVIDED:

THE CITY OF LAS VEGAS HAS PRE-APPROVED THE PROPOSED PARKING LOT DESIGN. SINCE THE STRUCTURE IS CATEGORIZED AS A NATIONAL HISTORIC BUILDING, AND THE OVERALL BUILDING FOOTPRINT CANNOT CHANGE TO ACCOMMODATE THE REQUIRED PARKING SPACES REQUIRED BY CODE, THE PARKING LOT DESIGN IS AS FOLLOWS:

TOTAL PARKING SPACES PROVIDED:	58 SPACES
ADA HANDICAPPED SPACES PROVIDED:	3 SPACES

PARKING NOTES:

- DRIVE AISLES ARE A MINIMUM OF 24' WIDE.
- STANDARD PARKING SPACES ARE 9' WIDE BY 19' LONG
- OTHER PARKING SPACES ARE 9' WIDE BY 18' LONG PLUS 1' OVERHANG (19' LONG TOTAL).
- HANDICAPPED PARKING SPACES ARE 9' WIDE BY 19' LONG WITH A MIN. 5' COMMON ACCESS AISLE.
- VAN ACCESSIBLE PARKING SPACES ARE 9' WIDE BY 19' LONG WITH A MIN. 8' COMMON ACCESS AISLE.

EMERGENCY EGRESS LIGHTING REQUIREMENT: ONE FOOT CANDLE AT FLOOR LEVEL THROUGHOUT EXIT DRIVES, STAIRS AND HALLS - REHABILITATION.

PROVIDE ACCESSIBILITY FOR PERSONS WITH PHYSICAL DISABILITIES

FIRE SPRINKLER RISER ROOM

Per NFPA 13 & 106.1 The Fire Sprinkler Riser Room shall be located adjacent to an exterior wall. Per City of Las Vegas Ordinance 5667, The Fire Sprinkler Riser (control valves) of fire-extinguishing systems shall be:

- Located in a room with a room protected by a one-hour fire barrier and have an exterior door; Or
- Equipped with exterior indicator post valves (wall control valves), or freestanding P.I.V.

KG A ARCHITECTURE

City of Las Vegas
 Building and Safety
 731 South Fourth St.
 Las Vegas, NV 89101
 Fax: (702) 464-2622
 e-mail: jfoadick@ci.lasvegas.nv.us

FOUNDING PARTNERS
 Ed Bittel, AIA
 George T. Givock, AIA

FOUNDERS
 David P. Brown, AIA
 Bruce C. Lord, B. AIA
 Rick Smalley, AIA, AIAA

ASSOCIATES
 Scott A. Luffman, AIA
 Mark Dunlap, AIA
 Lou McManis, AIA
 Doreen Wardell, AIA

PLANS APPROVED ARCHITECTURAL
 Building & Safety Dept.
 City of Las Vegas, Nevada

JCF JAN 17 2007

Attention: Jim Foadick
 Plans Examiner

Regarding: CLV # C-478-06
 Fifth St. School Rehabilitation

Does Not Include Electrical, Plumbing, Mechanical, Structural or On-Site Improvements. Make No Change Without Approval. Plan Is Not a Permit to Violate Any Ordinance.

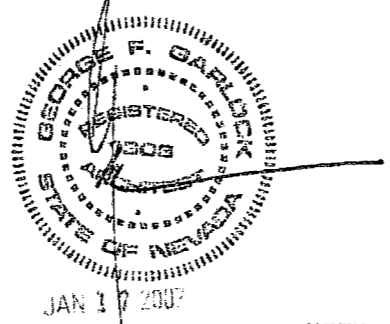
Dear Mr. Foadick:

As a follow up to your phone call this morning we represent the following:

- Comment: The Existing 12" exterior concrete walls are in compliance with IBC Table 720.1(2), 4-1.1, for two (2) Hour construction and in our professional judgment, this meets the 2 Hour exterior wall requirement of a Type III - B Structure.
- Comment: The Existing Drawings call for a (1) One-hour wall between the A-3 and the B Occupancies. The revised classification of this building from a Type V-B to that of a Type III - B, as shown on Sheet A00.02, Delta 2, Dated 12/20/06, (already submitted to the City), allows for a non-separated use as allowed by SNBC 302.3.1. Therefore, the one hour wall indicated is not required, and can be removed.

Please call if you have other questions or comments.

Sincerely,



LAS VEGAS 1445 South Polaris Avenue Las Vegas, Nevada 89103 702.267.0700

AUSTIN 1701 Overton Boulevard, Suite 770 Austin, Texas 78744 512.441.6000

BUILD AS PER RED-LINES AND/OR ATTACHED CLV DESIGN **OR** PROVIDE COMPLETE REVISIONS

SEPARATE PERMIT REQUIRED FOR BLOCK WALLS, FENCING, WATER FEATURES, SIGNS AND STRUCTURES INDEPENDENT OF THE MAIN STRUCTURE.

AN APPROVED ALDRIFERIAL SPRINKLER FLOW ALARM SHALL BE PROVIDED ON THE EXTERIOR OF THE BUILDING IN AN APPROVED LOCATION

CENTRAL STATION SUPERVISION (REMOTE REPORTING) OF FIRE SPRINKLER SYSTEM REQUIRED.

APPROVED FIRE HYDRANTS, FIRE DEPARTMENT ACCESS AND FIRE FLOW SHALL BE PROVIDED PRIOR TO ANY COMBUSTIBLE MATERIALS BEING BROUGHT ON SITE.

CENTRAL STATION SUPERVISION (REMOTE REPORTING) OF FIRE ALARM SYSTEM REQUIRED.

REVIEWED

BY 1/16/07
 LAS VEGAS FIRE DEPARTMENT

PLANS APPROVED ARCHITECTURAL
 Building & Safety Dept.
 City of Las Vegas, Nevada

JCF JAN 17 2007

Does Not Include Electrical, Plumbing, Mechanical, Structural or On-Site Improvements. Make No Change Without Approval. Plan Is Not a Permit to Violate Any Ordinance.

REVISIONS

NO.	DATE	DESCRIPTION
1	12/12/2006	CODE ANALYSIS REVISION

CONSULTANT

KG A ARCHITECTURE
 400 EAST STEWART AVENUE
 LAS VEGAS, NEVADA 89103
 PHONE: (702) 329-6535
 FAX: (702) 386-6544
 TDD: (702) 386-9108

STRUCTURAL ENGINEER
BARKER DROTTER ASSOCIATES
 STRUCTURAL ENGINEERS
 PHONE: 702-251-8881

MECHANICAL - PLUMBING - ELECTRICAL - LIFE SAFETY - ACoustical - GENERAL LIGHTING
SEA CONSULTING ENGINEERS
 PHONE: 702-361-5555

STACK LIGHTING & DESIGN - CD-M LIGHTING DESIGN GROUP
 PHONE: 888-282-2828

LANDSCAPE - JAZZINO & ASSOCIATES
 PHONE: 702-251-8881

COST ESTIMATING
RIDER HUNT LEVETT & BAILEY
 PHONE: 702-251-8881

ADA ACCESSIBILITY
ENGELMAN AND ASSOCIATES
 PHONE: 202-321-6444



FIFTH STREET SCHOOL
 REHABILITATION
 BUILDING DEPARTMENT SUBMITTAL

RECEIVED
 DEC 2 10 2006
 CITY OF LAS VEGAS PERMITS



CITY OF LAS VEGAS
 REDEVELOPMENT AGENCY

OWNER: CITY OF LAS VEGAS
 DEPARTMENT OF PUBLIC WORKS
 ARCHITECTURAL SERVICES

PLANS APPROVED ARCHITECTURAL
 Building & Safety Dept.
 City of Las Vegas, Nevada

JCF JAN 17 2007

Does Not Include Electrical, Plumbing, Mechanical, Structural or On-Site Improvements. Make No Change Without Approval. Plan Is Not a Permit to Violate Any Ordinance.

CODE ANALYSIS
 DATE: 12/12/2006
 SCALE: 1/8" = 1'-0"
 SHEET NO: 5B-65E

A00.02