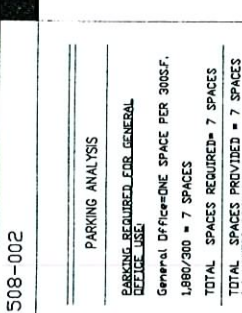




APN# 139-26-508-002

PARKING ANALYSIS  
 PARKING REQUIRED FOR GENERAL OFFICE USE:  
 General Office=ONE SPACE PER 300SF.  
 1,880/300 = 7 SPACES  
 TOTAL SPACES REQUIRED= 7 SPACES  
 TOTAL SPACES PROVIDED = 7 SPACES  
 (1 HANDICAPPED VAN ACCESSIBLE PARKING)

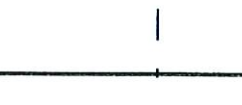
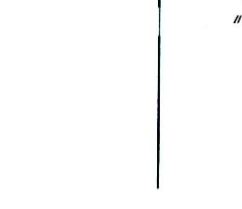
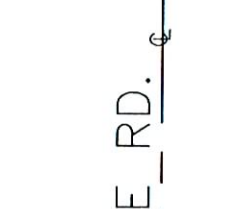


GENERAL NOTES:  
 1. CHANGES IN LEVEL ALONG AN ACCESSIBLE ROUTE SHALL COMPLY WITH ANS I 301. CHANGES IN LEVEL OF 1/4" HIGH MAX. ARE PERMITTED TO BE VERTICAL V/OUT EDGE TREATMENT. CHANGES BETWEEN 1/4" AND 1/2" HIGH MAX. ARE TO BE BEVELED V/ SLOPE NOT STEEPER THAN 1:2. CHANGES GREATER THAN 1/2" ARE TO BE ACCOMPLISHED V/ CURB RAMP, RAMP OR ELEVATOR. ANS I 301.  
 2. WIDTH OF AN ACCESSIBLE ROUTE SHALL BE 36" MIN. EXCEPT FOR GREATER WIDTHS REQUIRED AT DOORS (ANSI 4.13.5), TURNAROUNDS ANS I FIGURE 4.3.3(6), AND PASSING SPACES (ANSI 4.3.4). ANS I 4.3.3 AND ANS I 4.3.4

PLANT LEGEND

| SYMBOL | NOTIONAL NAME | COMMON NAME AND SIZE  |
|--------|---------------|---|
|        | ISEE          | PINUS - 'CHR PINE', EVERGREEN FOR SIDE AND REAR             |
|        | SHRUBS        | 'CHR PINE', EVERGREEN 5 GALLON (4 SHRUBS FOR EVERY 1 PINUS) |
|        | GROUND COVER  | BERNUDA GRASS   |

NOTE:  
 THIS DETAIL IS INTENDED TO COMPLY WITH CITY OF LAS VEGAS BUILDING DEPT. STANDARDS FOR REGULAR CM.U. WALL DETAIL WHICH TAKES PRECEDENCE.



EDWARDS CONSTRUCTION & DEVELOPMENT  
 2400 HINKLE DR.  
 LAS VEGAS, NV. 89110  
 PHONE: 702-254-7818 FAX: 450-0982  
 EMAIL: edwards@edwards.com

CODARINI OFFICE BLDG.  
 2400 HINKLE DR.  
 LAS VEGAS, NV. 89110  
 CHECKED BY: P.B.  
 DRAWN BY: P.B.  
 PROJECT: SITE AND LANDSCAPE PLAN

DATE: 7/20/06  
 SHEET: SP-1  
 PROJECT: SITE AND LANDSCAPE PLAN

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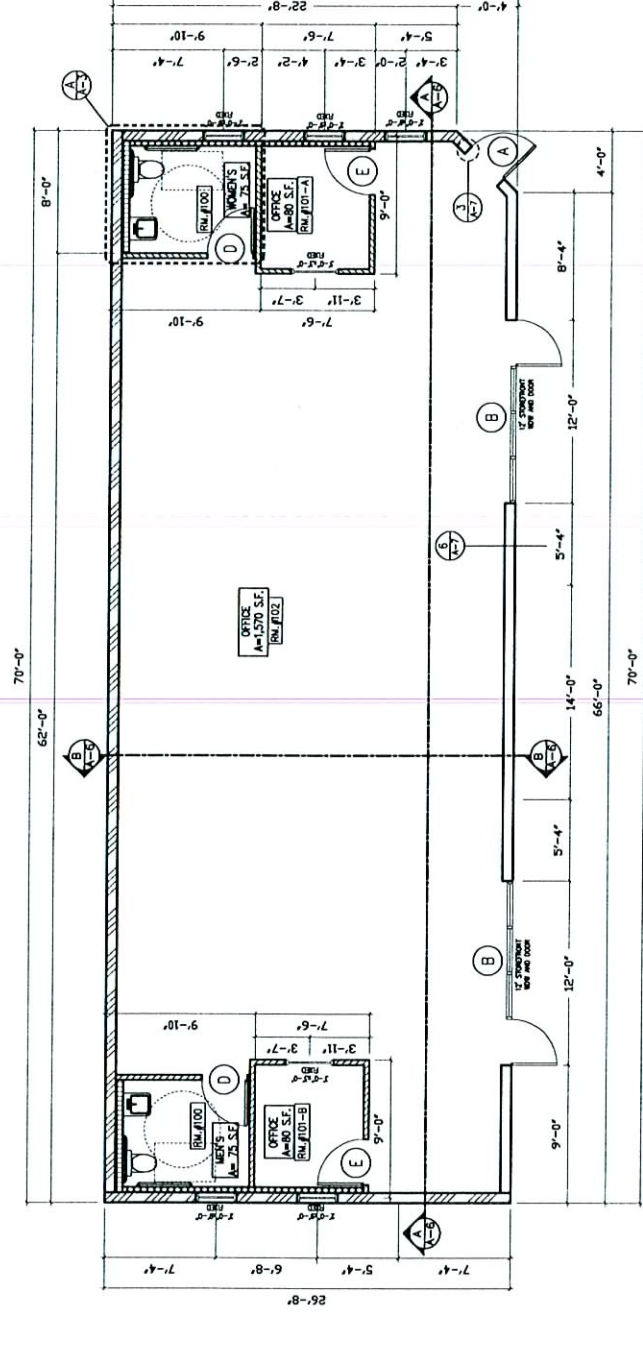
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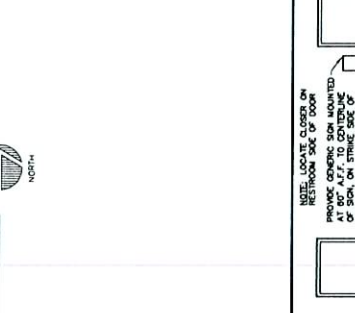
**RECEIVED**  
AUG 28 2006

CONTRACTOR: EDVORG CONSTRUCTION & DEVELOPMENT  
 2400 HIKKLE DR. LAS VEGAS, NV, 89110  
 PHONE: (702) 348-7818 FAX: 400-0082  
 EMAIL: edevorg@aol.com  
 THESE PLANS ARE PREPARED AND SUBMITTED BY THE CONTRACTOR AS AN EXERCISE TO LICENSE CATEGORY AUTHORIZED UNDER NRS 624

PROJECT: FLOOR PLAN  
 DRAWING TITLE: CAROLIN CODARINI  
 CHECKED BY: P.B.  
 DATE: 5.24.04  
 SHEET NO.: 1-1  
 TOTAL SHEETS: 1-1



**FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



**DOOR GENERAL NOTES**

- DOOR HARDWARE HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT PRICING, OR TWISTING OF THE WRIST TO OPERATE - PER ANSI/ADA A117.1 - 1992 SECTION 4.13.10.
- ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE THE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT.
- ALL NEW DOORS WILL HAVE LEVER TYPE HARDWARE UNLD.

**DOOR SCHEDULE**

| QTY. | TYP. | DOOR                             | SIZE OF OPENING |        | HDMR SET |
|------|------|----------------------------------|-----------------|--------|----------|
|      |      |                                  | WIDTH           | HEIGHT |          |
| 1    | (A)  | MTL. MAN. DOOR W/ PANIC HARDWARE | 3'-0"           | 6'-8"  | 1        |
| 2    | (B)  | STORE FRONT ALUM. TEMPERED DOORS | 12'-0"          | 12'-0" |          |
| 1    | (C)  | NOT USED                         | -               | -      |          |
| 1    | (D)  | RESTROOM HOLLOW CORE             | 3'-0"           | 6'-8"  | 1        |
| 1    | (E)  | HOLLOW CORE                      | 3'-0"           | 6'-8"  | 1        |

**OFFICE FINISH SCHEDULE**

NOTE: MOST MATERIALS WITH OWNERS BRAND TO COMPROMISE OF WORK

| ROOM # | ROOM NAME | FLOORING | CEILING | WALLS | DOOR | TRUCK | REMARKS |
|--------|-----------|----------|---------|-------|------|-------|---------|
| 101    | OFFICE    | AS       | AS      | AS    | AS   | AS    |         |
| 102    | OFFICE    | AS       | AS      | AS    | AS   | AS    |         |
| 103    | OFFICE    | AS       | AS      | AS    | AS   | AS    |         |
| 104    | OFFICE    | AS       | AS      | AS    | AS   | AS    |         |
| 105    | OFFICE    | AS       | AS      | AS    | AS   | AS    |         |
| 106    | OFFICE    | AS       | AS      | AS    | AS   | AS    |         |
| 107    | OFFICE    | AS       | AS      | AS    | AS   | AS    |         |
| 108    | OFFICE    | AS       | AS      | AS    | AS   | AS    |         |
| 109    | OFFICE    | AS       | AS      | AS    | AS   | AS    |         |
| 110    | OFFICE    | AS       | AS      | AS    | AS   | AS    |         |

**WALL LEGEND**

EXTERIOR 2"x4" CMU FULLY GROUTED PARAPET WALL REFER TO STRUCTURAL PLANS FOR DETAILS AND SPEC. SEE DETAIL 1 SHEET A-6

INTERIOR PARTITION 2"x4" WOOD STUDS AT 16" O.C. ALL FULL HEIGHT WITH 1/2" GYP. BD. BOTH SIDES TO 15'-0" A.F.F. AND 15'-0" BATT INSULATION

INTERIOR PLUMBING/ELECTRICAL WALL 2"x4" WOOD STUDS AT 16" O.C. ALL FULL HEIGHT WITH 1/2" GYP. BD. BOTH SIDES TO 15'-0" A.F.F. AND 15'-0" BATT INSULATION

EXTERIOR 2"x6" WALL - WOOD STUDS AT 16" O.C. FULL HEIGHT WITH R-15 BATT INSULATION AND STUCCO FINISH

**OCCUPANT LOAD CALCULATION PER TABLE 1004.1.2.**

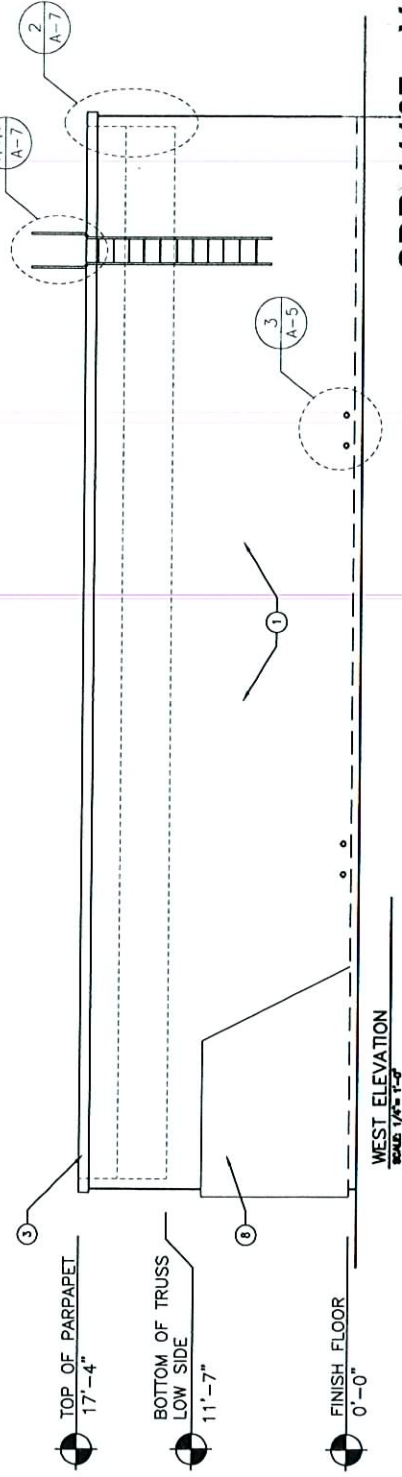
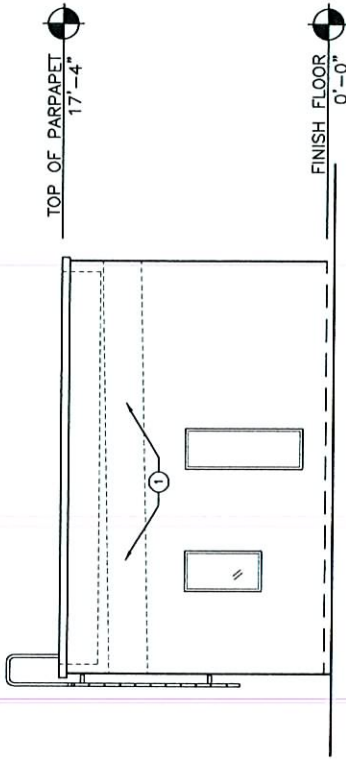
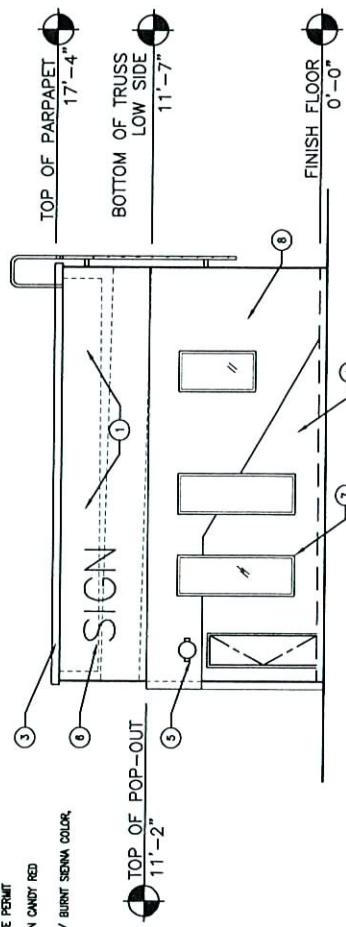
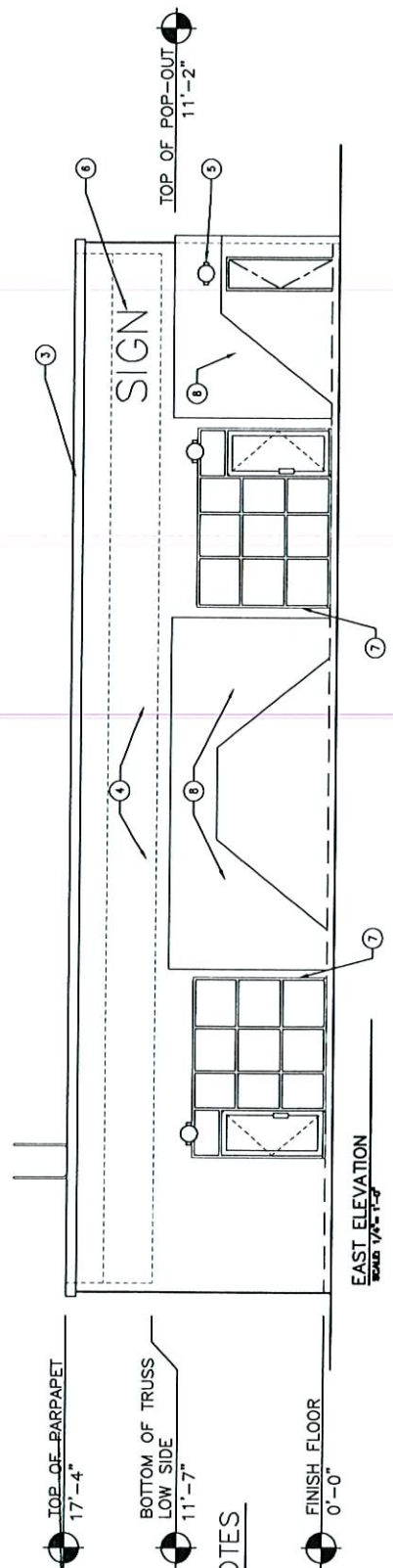
| USE OCCUPANCY PER IBC/IFC   | AREA SQ. FT. | OCCUPANT LOAD FAC. | MAX. OCCUPANTS | EXIT REEL PROVIDED |
|---|--------------|--------------------|----------------|--------------------|
| OFFICE - USE  | 1,570        | 100                | 15             |                    |
| OFFICE - 101-A & 101-B  | 150          | 100                | 2              |                    |
| MEN'S & WOMEN RESTROOM  | 150          | N/A                | -              |                    |
| TOTAL   |              |                    | 18             | 1                  |
| PER IBC OCCUPANT LOAD - 18 MAX OCCUPANTS  |              |                    |                | 3                  |
| NEAR MAIN ENTRY   |              |                    |                |                    |
| EXCESS WITH CLC. 2003 TABLE 1004.1.2 - 0.2 x 18 = 3.6' REEL - 3x4' PROVIDED THEREFORE 1 EXIT REQUIRED |              |                    |                |                    |

SDR-14137 VAR-14139  
 09/21/06 PC REVISED

**RECEIVED**  
AUG 28 2006

**ELEVATION KEY NOTES**

- 1 EXPOSED CMU WALL NATURAL GREY COLOR
- 2 PAINTED CMU W/ BURNT SENNA COLOR
- 3 POP-OUT PARAPET CAP IN CANDY RED
- 4 WOOD STUDS W/ STUCCO FINISH
- 5 EXTERIOR LIGHTS
- 6 POSSIBLE SIGN LOCATION- UNDER SEPARATE PERMIT
- 7 6" WOK TRIM IN CANDY RED
- 8 6" POP-OUT W/ BURNT SENNA COLOR, STUCCO FINISH



**SDR-14137 VAR-14137**  
**09/21/06 PC REVISED**

|   |                           |       |             |           |
|---|---------------------------|-------|-------------|-----------|
| <b>SDR 14137</b>  |                           |       |             |           |
| <b>Carlos Alberto Codarini</b>  |                           |       |             |           |
| <b>2400 Hinkle Drive</b>  |                           |       |             |           |
| Proposed 1.88 thousand square foot retail development.  |                           |       |             |           |
| <b>Traffic produced by proposed development:</b>  |                           |       |             |           |
|   | DESCRIPTION               | #UNIT | RATE/# UNIT | TOTAL     |
| Average Daily Traffic (ADT)   | SHOPPING CENTER [1000 SF] | 1.88  | 42.94       | <b>81</b> |
| AM Peak Hour  |                           |       | 1.03        | <b>2</b>  |
| PM Peak Hour  |                           |       | 3.75        | <b>7</b>  |
| <i>(heaviest 60 minutes)</i>  |                           |       |             |           |
| <b>Existing traffic on all nearby streets: Counts not available for Hinkle Drive</b>  |                           |       |             |           |
| <b>Eastern Avenue</b>   |                           |       |             |           |
| Average Daily Traffic (ADT)   | 44,191                    |       |             |           |
| PM Peak Hour  | 3535                      |       |             |           |
| <i>(heaviest 60 minutes)</i>  |                           |       |             |           |
| <b>Searles Avenue</b>   |                           |       |             |           |
| Average Daily Traffic (ADT)   | 2,856                     |       |             |           |
| PM Peak Hour  | 229                       |       |             |           |
| <i>(heaviest 60 minutes)</i>  |                           |       |             |           |
| <b>Traffic Capacity of adjacent streets:</b>  |                           |       |             |           |
|   | Adjacent street ADT       |       |             |           |
|   | Capacity                  |       |             |           |
| Eastern Avenue  | 51700                     |       |             |           |
| Searles Drive   | 16200                     |       |             |           |
| This project will add approximately 81 trips per day on Hinkle, Eastern and Searles.  |                           |       |             |           |
| This will increase expected volumes by about 3 percent on Searles and well under  |                           |       |             |           |
| 1 percent on Eastern. Eastern is at about 85 percent of capacity and Searles is at  |                           |       |             |           |
| about 18 percent of capacity.   |                           |       |             |           |
| Based on Peak Hour use, this development will add roughly 7 additional cars into the area; which works out to about one every nine minutes. |                           |       |             |           |
| Note that this report assumes all traffic from this development uses all named streets.   |                           |       |             |           |



VAR-14139 & SDR-14137 - APPLICANT/OWNER: CARLOS ALBERTO CODARINI  
2400 HINKLE DRIVE  
SEPTEMBER 21, 2006 PLANNING COMMISSION

07/12/06