





# MO-Ann& Legget

## PROJECT SUMMARY

<b>SITE AREA</b>	± 138,424 S.F.
<b>BUILDING AREA</b>	± 32,750 S.F.
<b>PARKING REQUIRED</b>	± 165 CARS
<b>INCLUDES</b> 13,200 S.F. OFFICE @1/300 S.F. 44 CARS	
19,550 S.F. MEDICAL OFFICE @1/175 S.F. 111 CARS	
<b>H/V REQUIRED</b>	6 CARS
<b>PARKING PROVIDED</b>	± 157 CARS
<b>H/V PROVIDED</b>	6 CARS
<b>PARKING RATIO</b>	± 4.8 CARS /1,000 S.F.
<b>COVERAGE</b>	± 23.6%

DENOTES TRASH ENCLOSURE PER CITY STANDARDS

DENOTES PROPERTY LINE

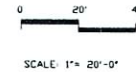
**H** DENOTES HANDICAPPED PARKING STALLS  
9'x18' WITH 5' LOADING

**V** DENOTES VAN PARKING STALLS  
9'x18' WITH 8' LOADING

**NOTES:**

1. ALL DIMENSIONS SHOWN ARE TO FACE OF CURB
2. ALL PARKING STALLS SHOWN ARE 9' X 18'
3. MINIMUM DRIVE AISLE IS 24'-0". MINIMUM FIRE TRUCK RADIUS IS 52' OUTSIDE AND 28' INSIDE.
4. FOR HARDSCAPE SEE LANDSCAPE PLAN

## SITE PLAN

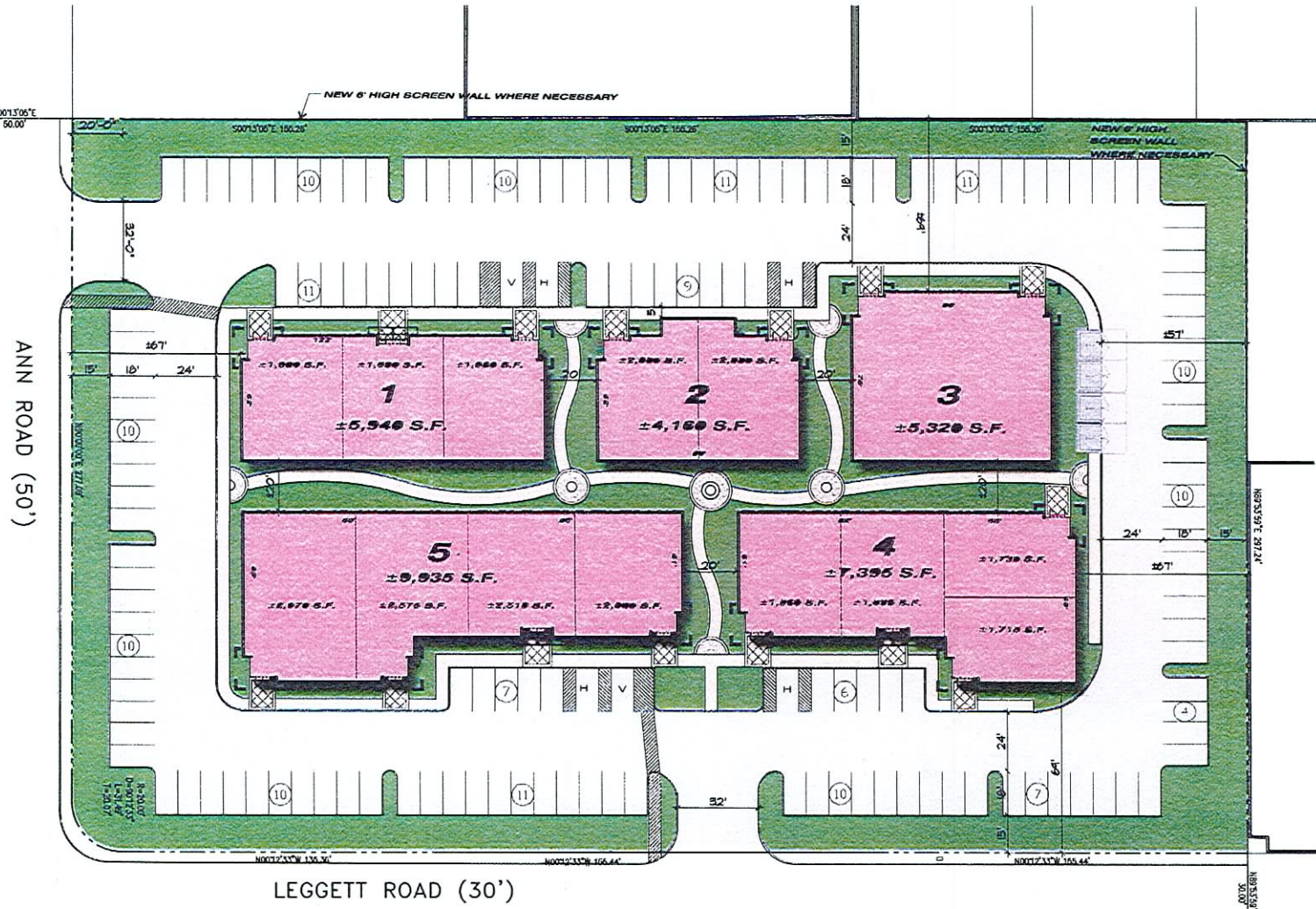


FOLE OF NEVADA, INC. MEMBER  
 WWW.KKA.COM WWW.KKA.COM  
 5775 EDMOND STREET  
 SUITE 200  
 LAS VEGAS, NV 89118  
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R:\2007\14-HFTA-NV\1366\PR\SITE

06-13-07



LEGGETT ROAD (30')

ANN ROAD (50')

RECEIVED  
 JUN 14 2007

SDR-22239  
 REVISED  
 07/12/07 PC

# MO-Ann & Leggett

## PROJECT SUMMARY

<b>SITE AREA</b>	± 138,424 S.F.
<b>BUILDING AREA</b>	± 32,760 S.F.
<b>PARKING REQUIRED</b>	± 155 CARS
INCLUDES 13,200 S.F. OFFICE @1,200 S.F. 44 CARS	
10,850 S.F. MEDICAL OFFICE @1,175 S.F. 111 CARS	
<b>H/V REQUIRED</b>	6 CARS
<b>PARKING PROVIDED</b>	± 157 CARS
<b>H/V PROVIDED</b>	6 CARS
<b>PARKING RATIO</b>	± 4.8 CARS / 1,000 S.F.
<b>COVERAGE</b>	± 23.6%

DENOTES TRASH ENCLOSURE PER CITY STANDARDS

DENOTES PROPERTY LINE

**H** DENOTES HANDICAPPED PARKING STALLS  
9'x18' WITH 5' LOADING

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9'x18' WITH 8' LOADING

### NOTES:

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2. ALL PARKING STALLS SHOWN ARE 9' X 18'
3. MINIMUM DRIVE AISLE IS 24'-0". MINIMUM FIRE TRUCK RADIUS IS 52' OUTSIDE AND 28' INSIDE.
4. FOR HANDSCAPE SEE LANDSCAPE PLAN

## SITE PLAN

**KK&A**  
architects

**HFTA**



0 20' 40'

SCALE 1" = 20'-0"

DATE: 06-13-07  
DRAWN BY: J. H. HFTA  
CHECKED BY: J. H. HFTA  
SCALE: AS SHOWN  
PROJECT: MO-ANN & LEGGETT  
SHEET: 01 OF 01  
DRAWN BY: J. H. HFTA  
CHECKED BY: J. H. HFTA

H:\2007\14-HFTA-NV\1360\PH\1 SITE

06-13-07

1

ANN ROAD (50')

LEGGETT ROAD (30')

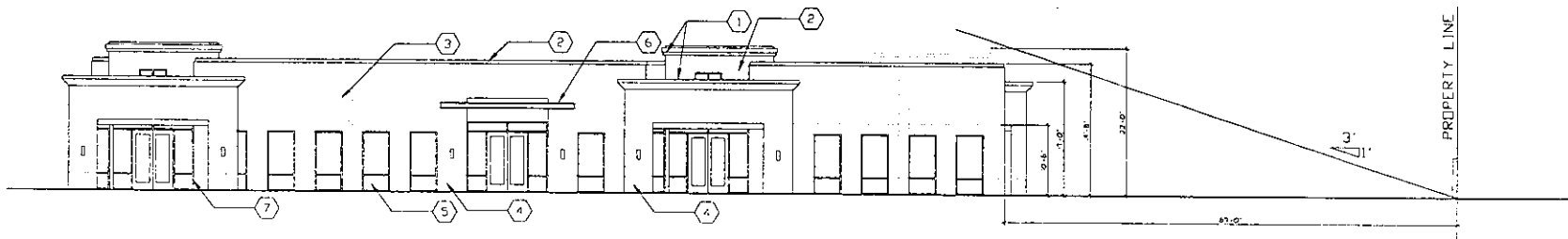
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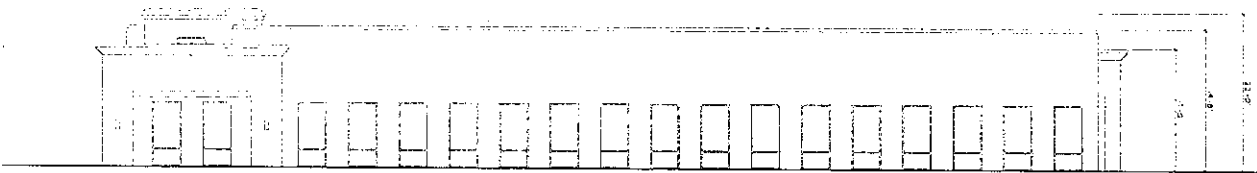
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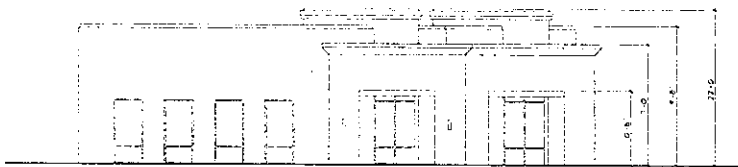




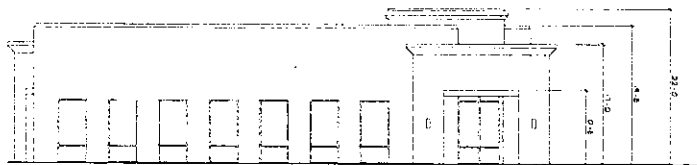
**BLDG-4 EAST ELEVATION**



**BLDG-4 WEST ELEVATION**



**BLDG-4 SOUTH ELEVATION**



**BLDG-4 NORTH ELEVATION**

**COLOR & MATERIAL LEGEND**

- ① FOAM CORNICE  
DC 5322 PALE PEARL
- ② STUCCO FINISH  
ACCENT COLOR DEC 707 FORTAL
- ③ STUCCO FINISH  
FIELD COLOR DEC 737 JAKARTA
- ④ STUCCO FINISH  
ACCENT COLOR DEC 714 TRIAR TUCK
- ⑤ SHEET FRONT GLASS WINDOW  
LOW-E GREEN GLASS
- ⑥ METAL TRELLIS  
DC 533P PALE PEARL
- ⑦ MULLION ALUMINUM  
CLEAR ALUMINUM

**MO-Ann & Leggett**

**ELEVATIONS  
BUILDING-4**



KKA ARCHITECTS, INC.  
A CORPORATION OF WA  
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Seattle, WA 98101  
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PROJECT NO. 07-000000000000000000

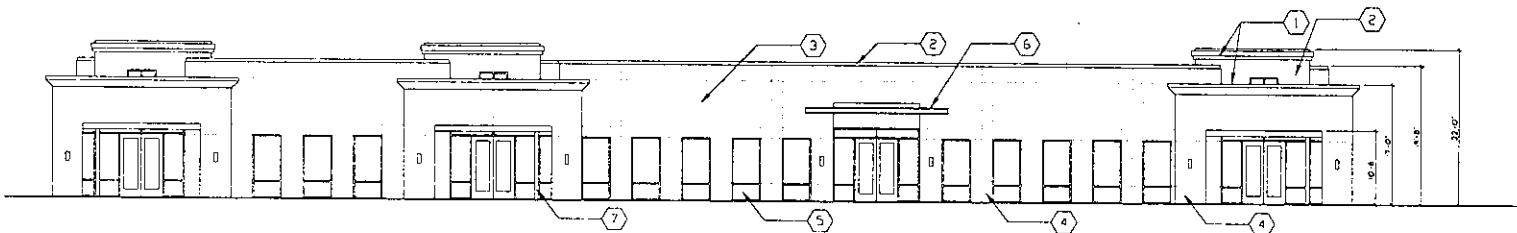
05-25-07

05-25-07

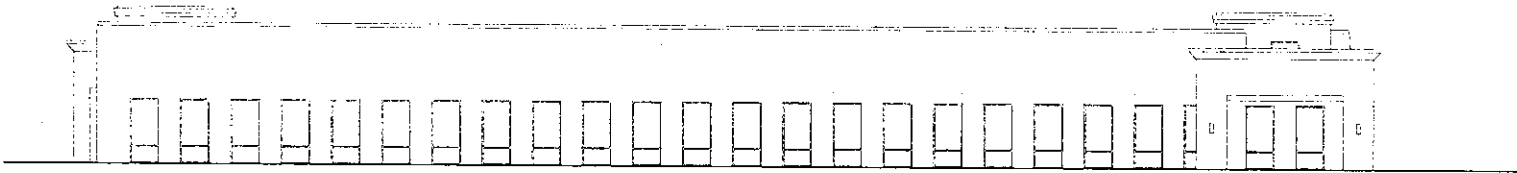
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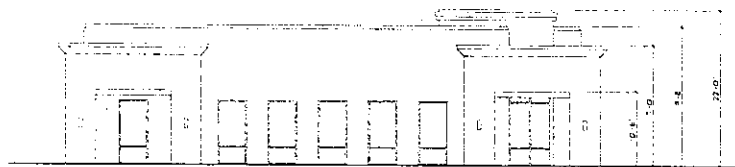
MAY 25 2007



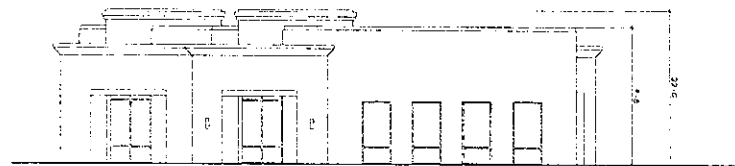
**BLDG-5 EAST ELEVATION**



**BLDG-5 WEST ELEVATION**



**BLDG-5 SOUTH ELEVATION**



**BLDG-5 NORTH ELEVATION**

**COLOR & MATERIAL LEGEND**

- ① FOAM CORNICE  
DEC 5322 PALE PEARL
- ② STUCCO FINISH  
ACCENT COLOR DEC 707 FOXTAIL
- ③ STUCCO FINISH  
FIELD COLOR DEC 737 LAKARIA
- ④ STUCCO FINISH  
ACCENT COLOR DEC 714 PRIAR TUCK
- ⑤ STOREFRONT GLASS WINDOW  
LOW-E GREEN GLASS
- ⑥ METAL TRELLIS  
BF 5322 PALE PEARL
- ⑦ MULLION ALUMINUM  
CLEAR ALUMINUM

**MO-Ann & Legget**

**ELEVATIONS  
BUILDING-5**



KKE ARCHITECTS, INC.  
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Fax: 507-222-0774

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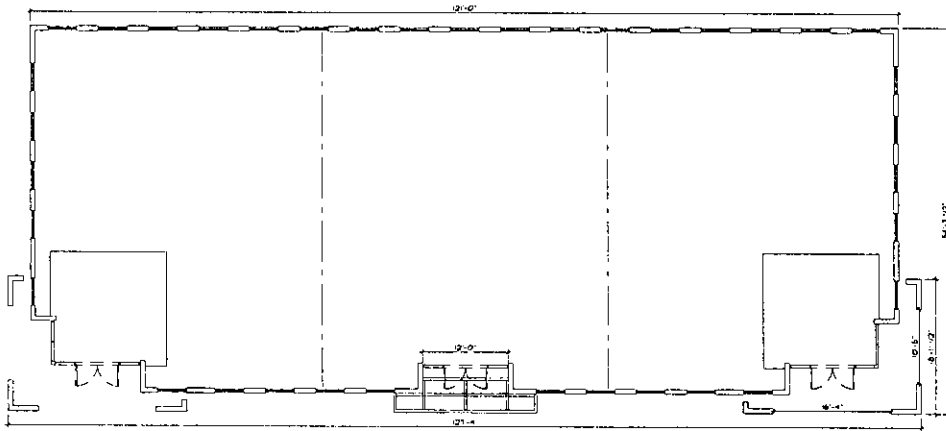
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05-25-07

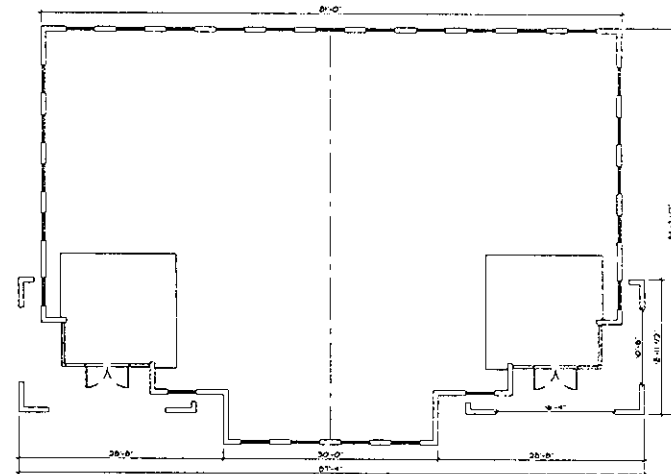
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MAY 25 2007

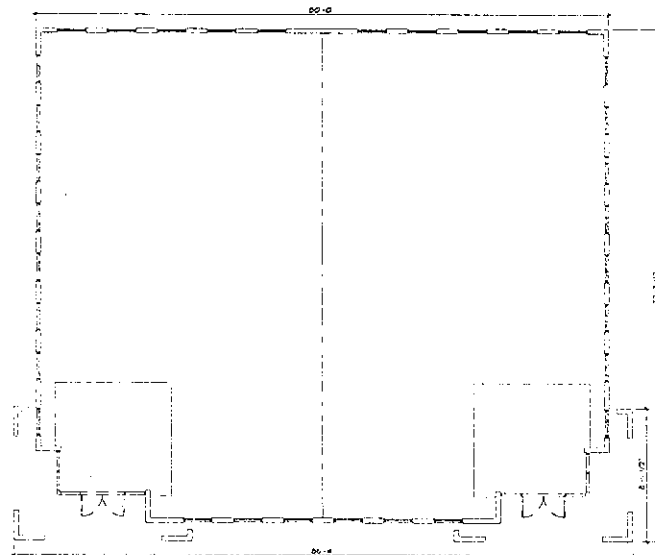
**SDR-22239  
07/12/07 PC**



**BLDG-1 FLOOR PLAN**



**BLDG-2 FLOOR PLAN**



**BLDG-3 FLOOR PLAN**

**MO-Ann & Legget**  
**FLOOR PLAN**  
**BUILDING-1,2,3**

**KK**  
 architects

**HFA**

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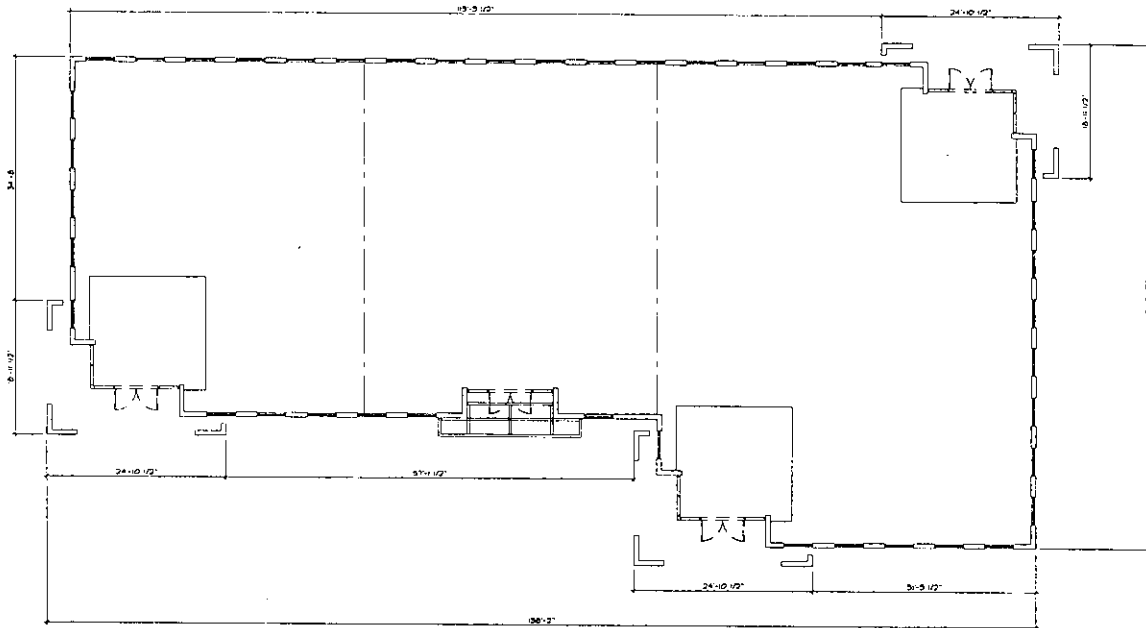
12507 1st Ave - 116 - 12506 DR - SITE

05-25-07

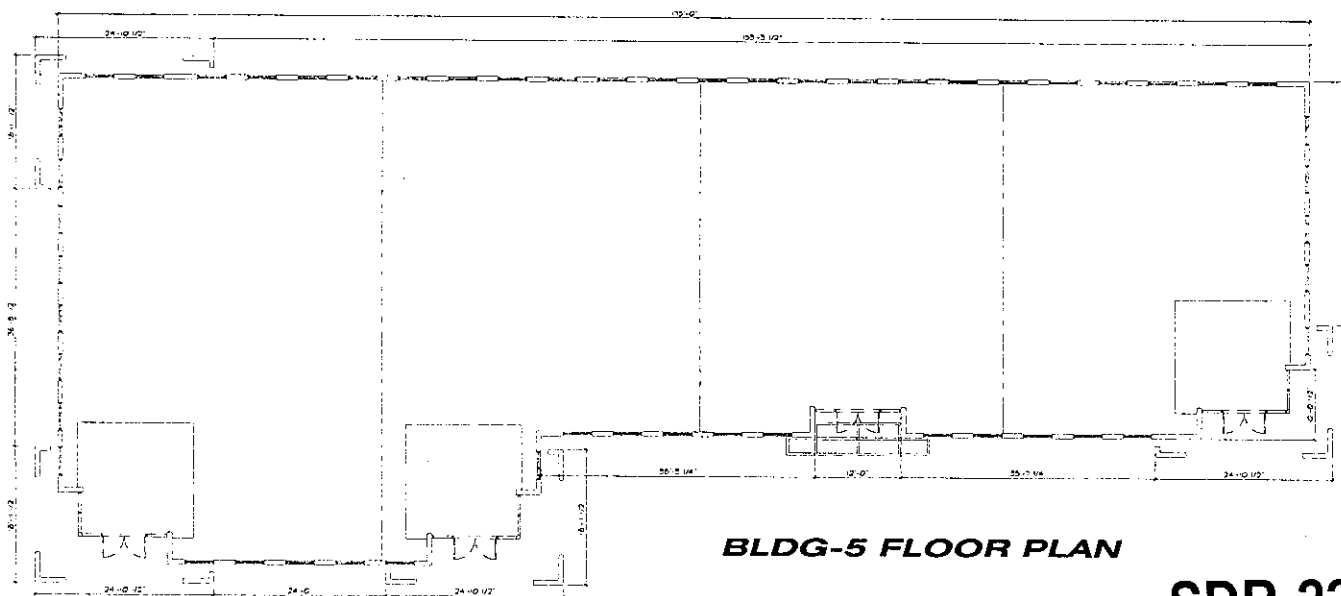
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MAY 25 2007



**BLDG-4 FLOOR PLAN**



**BLDG-5 FLOOR PLAN**

**MO-Ann & Legget**  
**FLOOR PLAN**  
**BUILDING-4 & 5**



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BLDG-4 & 5 - ANN & LEGGET - 05-25-07

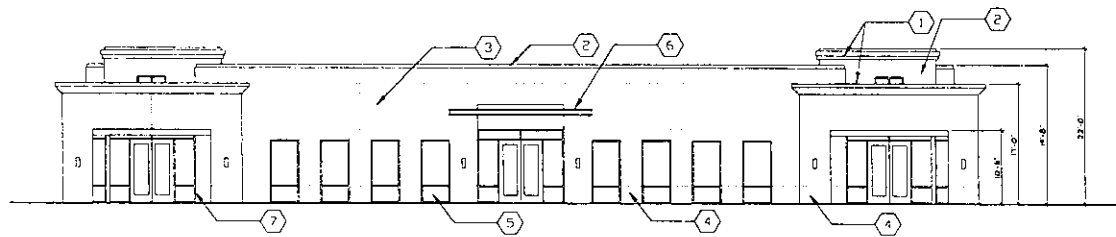
05-25-07

1" = 8'

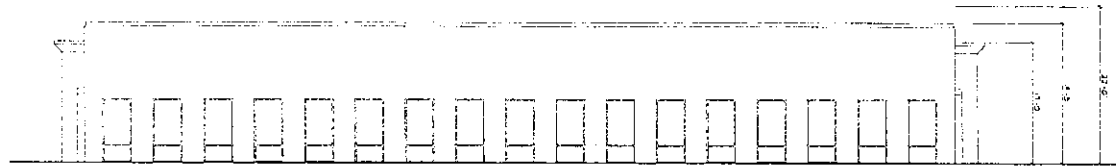
**SDR-22239**  
**07/12/07 PC**

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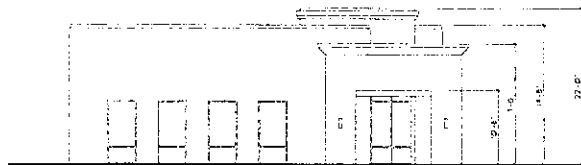
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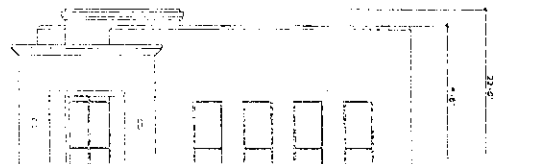
**BLDG-1 WEST ELEVATION**



**BLDG-1 EAST ELEVATION**



**BLDG-1 NORTH ELEVATION**



**BLDG-1 SOUTH ELEVATION**

**COLOR & MATERIAL LEGEND**

- ① FOAM GURNICE  
DE 5322 PALE PEARL
- ② STUCCO FINISH  
ACCENT COLOR: DEC 717 FOXTAIL
- ③ STUCCO FINISH  
FIELD COLOR: DEC 737 JAKARTA
- ④ STUCCO FINISH  
ACCENT COLOR: DEC 714 PRIAR TUCK
- ⑤ STOREFRONT GLASS WINDOW  
LOW E GREEN GLASS
- ⑥ METAL TRELLIS  
DE 5332 PALE PEARL
- ⑦ MULLION - ALUMINUM  
CLEAR ALUMINUM

**MO-Ann & Leggett**

**ELEVATIONS  
BUILDING-1**



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PROJECT: HFA/101245/01 - 01

**05-25-07**

0 1 2 3 4 5

**3**  
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**SDR-22239  
07/12/07 PC**

<b>SDR 22239</b>				
<b>Paramount Fund II, LLC</b>				
<b>NWC Ann Rd. &amp; Leggett Rd.</b>				
Proposed 32.75 thousand square foot office development.				
<b>Traffic produced by proposed development:</b>				
<b>New Use</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>	<b>RATE/# UNIT</b>	<b>TOTAL</b>
Average Daily Traffic (ADT)	OFFICE PARK [1000 SF]	32.75	11.42	374
AM Peak Hour			1.74	57
PM Peak Hour			1.50	49
<i>(heaviest 60 minutes)</i>				
<b>Existing traffic on all nearby streets:</b>				
<b>Ann Rd.</b>				
Average Daily Traffic (ADT)	11,705			
PM Peak Hour	936			
<i>(heaviest 60 minutes)</i>				
<b>Cimarron Rd.</b>				
Average Daily Traffic (ADT)	2,787			
PM Peak Hour	223			
<i>(heaviest 60 minutes)</i>				
<b>Leggett Rd.</b>				
Average Daily Traffic (ADT)	Not Available			
PM Peak Hour	Not Available			
<i>(heaviest 60 minutes)</i>				
<b>Traffic Capacity of adjacent streets:</b>				
	Adjacent street ADT			
	Capacity			
Ann Rd.	32585			
Cimarron Rd.	16200			
Leggett Rd.	16200			
<p>This project will add approximately 374 trips per day on Ann Rd., Cimarron Rd., and Leggett Rd. This will increase the expected volumes by about 3 percent on Ann and about 13 percent on Cimarron. Counts were not available for Leggett. Ann is at about 36 percent capacity, Cimarron is at about 17 percent capacity, and it is assumed Leggett is under capacity as well.</p>				
<p>Based on Peak Hour use, this development will add roughly 49 additional cars into the area; which works out to about 1 every minute.</p>				
<p>Note that this report assumes all traffic from this development uses all named streets.</p>				