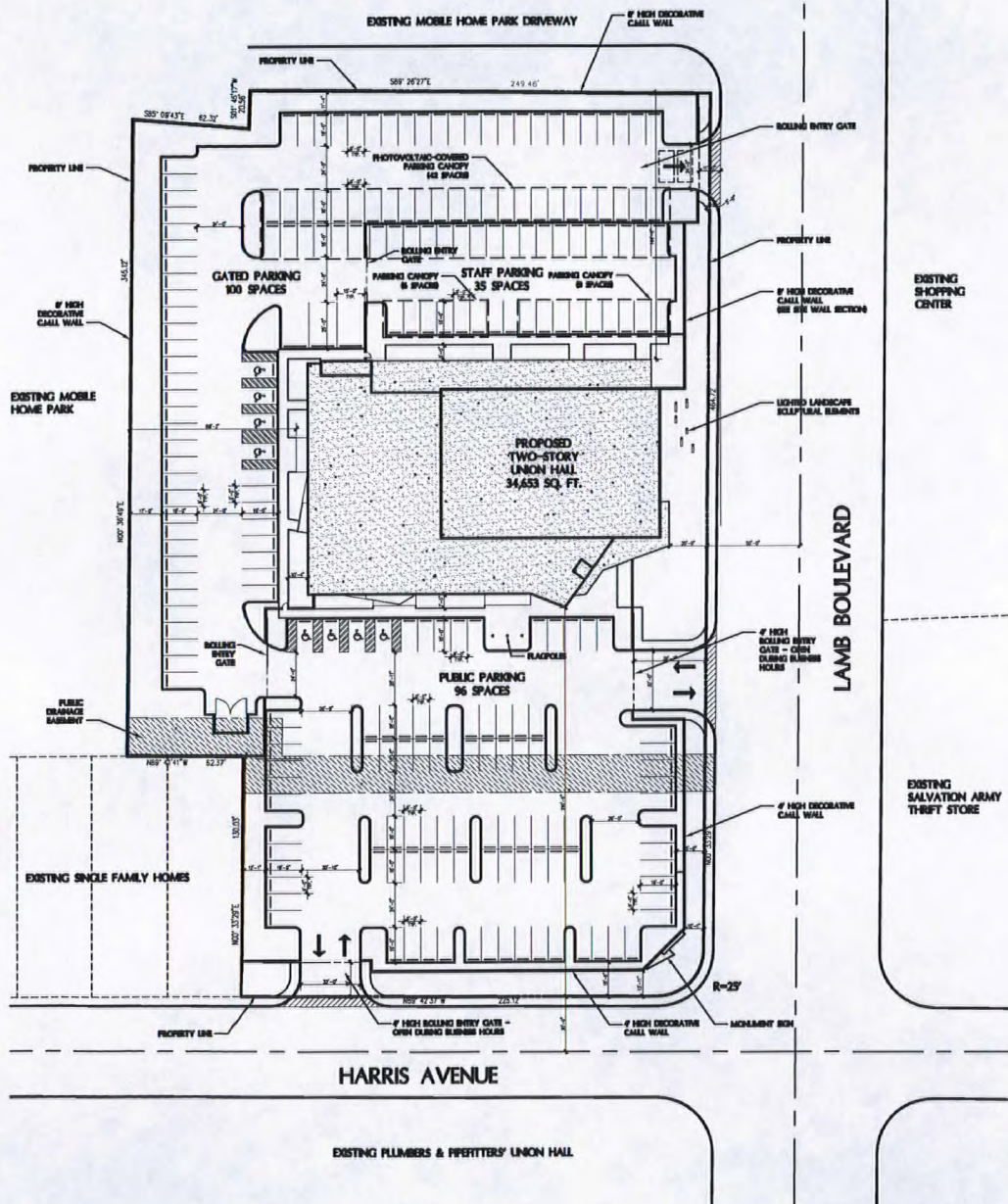






SITE PLAN

SCALE: 1" = 30'-0"

PROPERTY OWNER

INTERNATIONAL BROTHERHOOD OF ELECTRICAL WORKERS LOCAL 357
526 N. LAMB BLVD
LAS VEGAS, NEVADA 89103

CONTACT

KGA ARCHITECTURE
4495 SOUTH POLARIS AVENUE
LAS VEGAS, NEVADA 89103
702.367.6900

SITE ANALYSIS

APN: 140-30-701-009
140-30-701-010
C-1, B-46P
CURRENT ZONING: 3.30 ACRES (143,748 SF)
SITE AREA (ACROSS): 56.7%
LOT COVERAGE (NET): 34.1%
FLOOR AREA RATIO: 34.1%

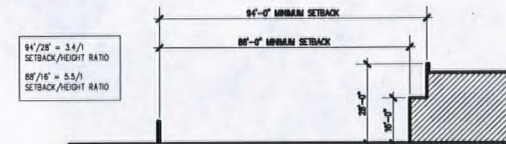
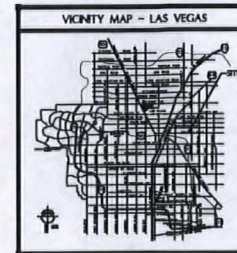
BUILDING ANALYSIS

TOTAL BUILDING AREA: 34,653 SF

PARKING ANALYSIS

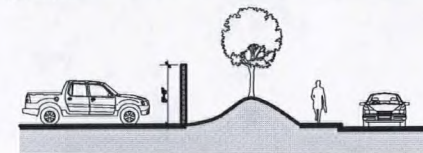
PARKING REQUIRED CITY OF LAS VEGAS

OFFICE (1/3000SF) 25,508 SF	86 SPACES
MEETING HALL (0/500SF) 5,500 SF	190 SPACES
TOTAL PARKING REQUIRED	277 SPACES
HANDICAPPED PARKING REQUIRED	8 SPACES
LOADING PARKING REQUIRED	3 SPACES
PARKING PROVIDED:	
TOTAL PARKING PROVIDED	277 SPACES
HANDICAPPED PARKING PROVIDED	8 SPACES
LOADING PARKING PROVIDED	3 SPACES



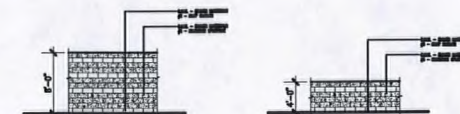
SITE SECTION AT WEST PARKING AREA

SCALE: 1" = 30'-0"



SITE SECTION AT PARKING SECURITY WALL

SCALE: 1" = 30'-0"



DECORATIVE PERIMETER SECURITY WALL DETAILS

SCALE: 1" = 30'-0"

SDR-27066
REVISED
04/10/08 PC

4755/ITE-A.dwg



INTERNATIONAL BROTHERHOOD
OF ELECTRICAL WORKERS
UNION HALL
LAS VEGAS, NEVADA

KGA
ARCHITECTURE

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1701 Directors Boulevard, Suite 770
Austin, Texas 78744
512.441.8200
www.KGAarchitecture.com

DESIGNERS
LANDSCAPE
SOUTHWEST
LANDSCAPE ARCHITECTS
5 COMMERCE CENTER DRIVE
HOUSTON, TEXAS 77056
P.O. BOX 1000
HOUSTON, TEXAS 77056-1000

PROJECT
NEW
UNION HALL

REVISIONS
DATE
BY
DATE

DATE
MARCH 9, 2008
FOR ICD
08-063

SHEET
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INTERNATIONAL BROTHERHOOD
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UNION HALL
LAS VEGAS, NEVADA

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Austin, Texas 78754
(512) 441-8200
www.KGAarchitects.com

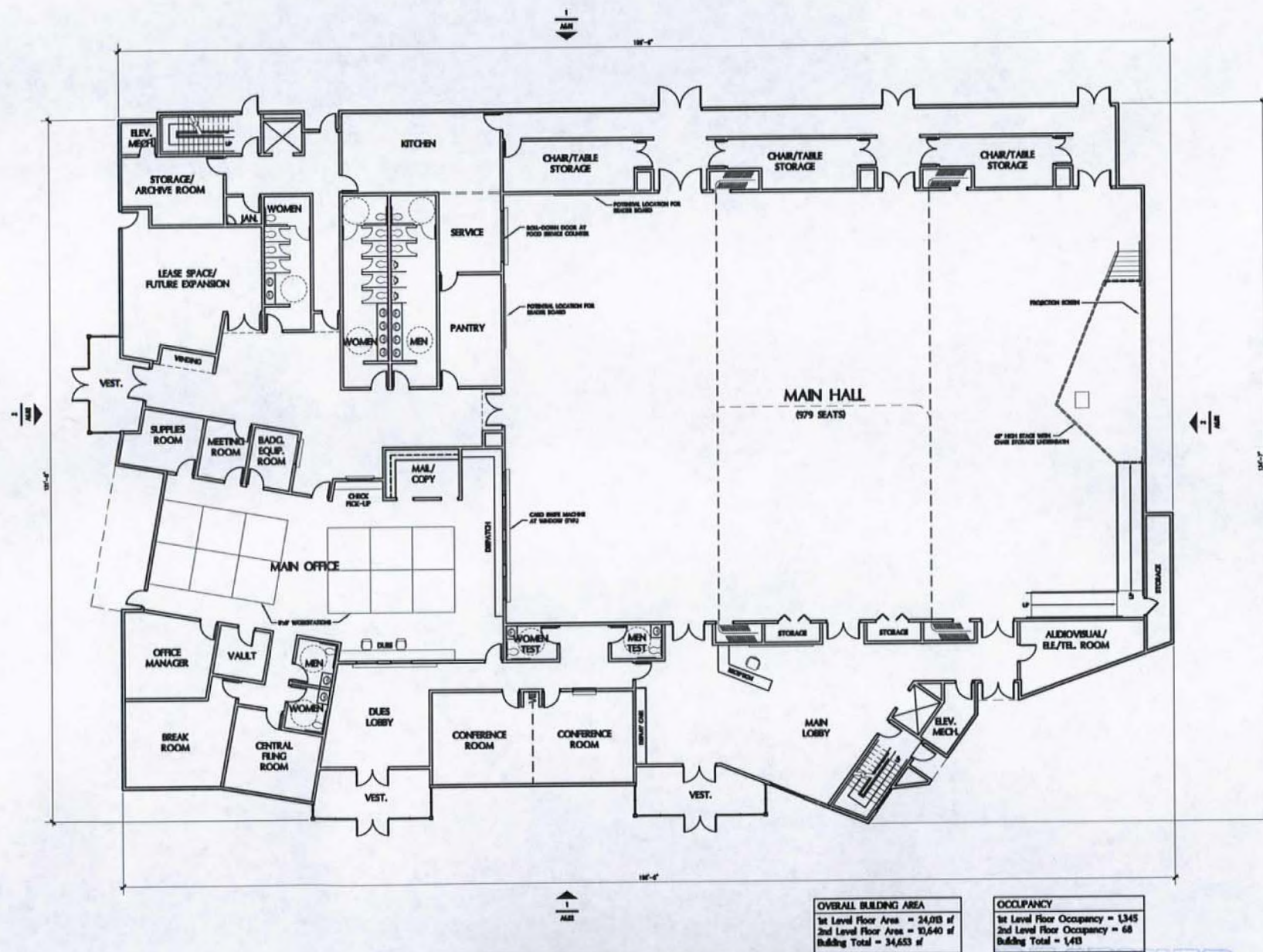
CONTRACTOR
SOUTHWEST
LANDSCAPE ARCHITECTS
10000 South Loop West
Houston, Texas 77054
(713) 441-8200

PROJECT
BEM
UNION HALL

SHEET CONTENTS
FIRST LEVEL FLOOR PLAN

DATE
JANUARY 25, 2008
FOR HALL
OF 443

SCALE
A1.11

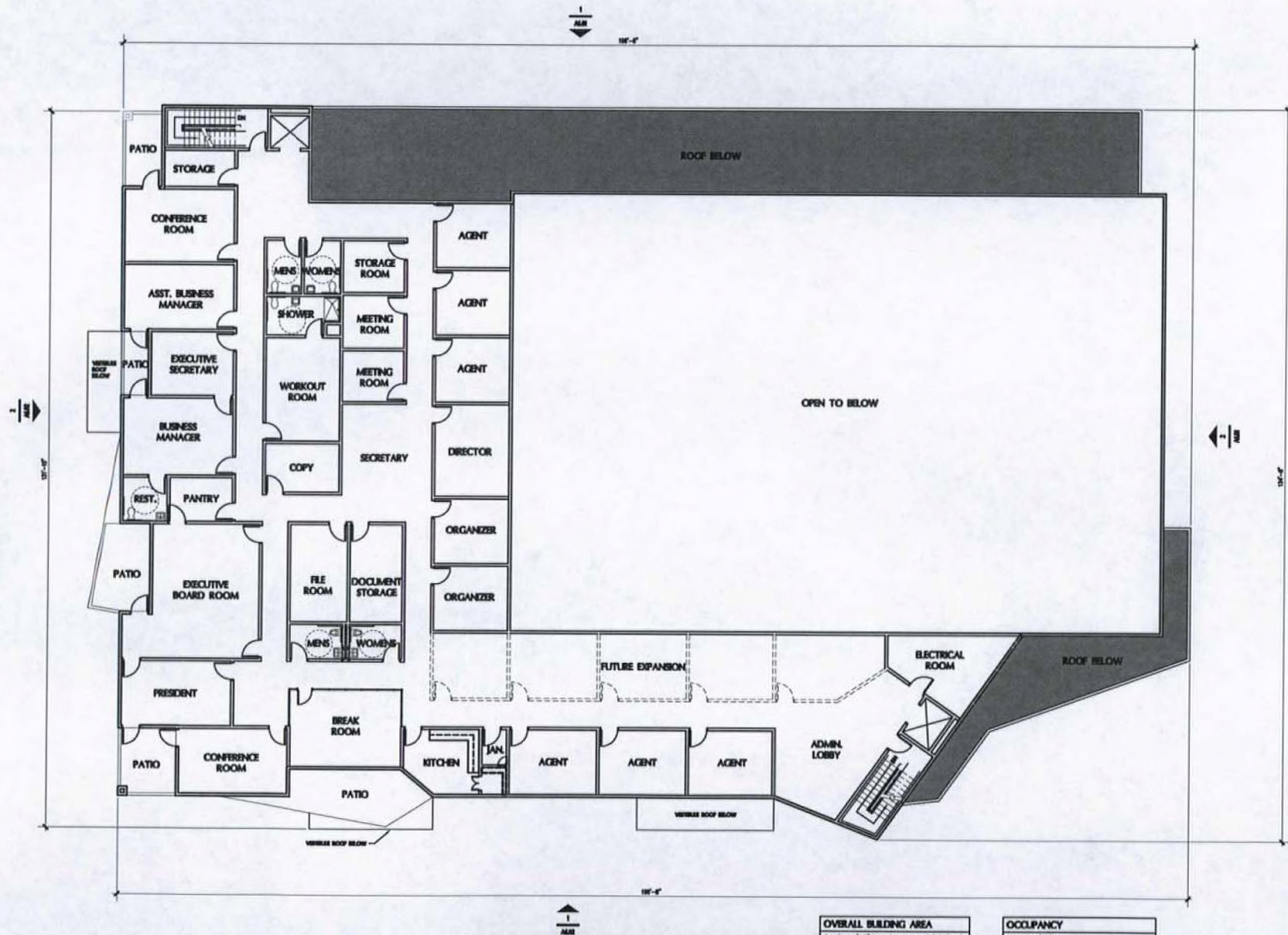


FIRST LEVEL FLOOR PLAN

Scale: 1/8" = 1'-0"

GPA-27069 ZON-27068
VAR-27067 SDR-27066
04/10/08 PC

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FEB 26 2008



SECOND LEVEL FLOOR PLAN

Scale: 1/8" = 1'-0"

GPA-27069 ZON-27068
VAR-27067 SDR-27066
04/10/08 PC

OVERALL BUILDING AREA	
1st Level Floor Area	= 24,083 sf
2nd Level Floor Area	= 10,640 sf
Building Total	= 34,653 sf

OCCUPANCY	
1st Level Floor Occupancy	= 1,345
2nd Level Floor Occupancy	= 68
Building Total	= 1,413

INTERNATIONAL BROTHERHOOD
OF ELECTRICAL WORKERS
UNION HALL
LAS VEGAS, NEVADA

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CONTRACTOR
SOUTHWEST
LANDSCAPE ARCHITECTS
11 CHANDLER DRIVE, SUITE 100
TAMPA, FL 33606
813.888.1000

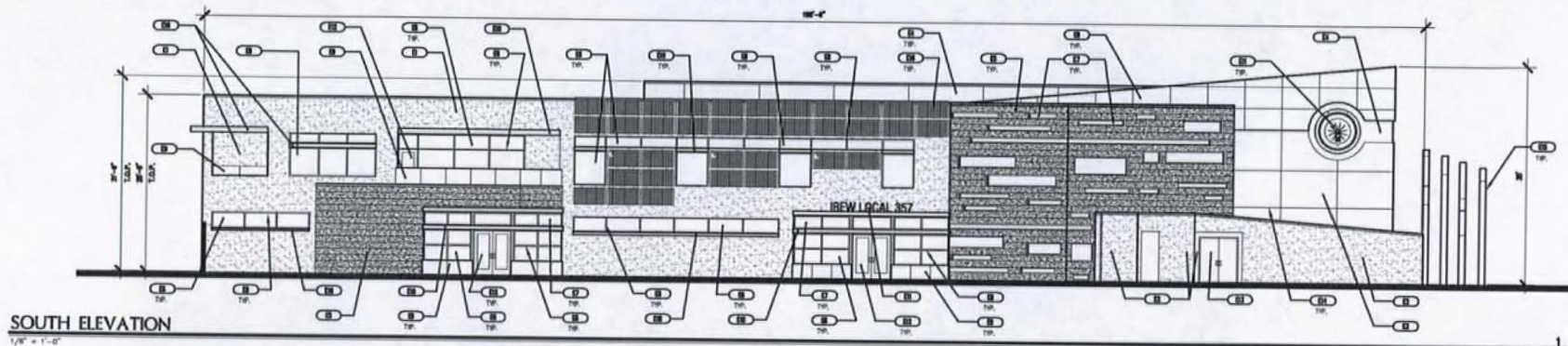
PROJECT
IBEW
UNION HALL

KEY CONTENTS
SECOND LEVEL FLOOR PLAN

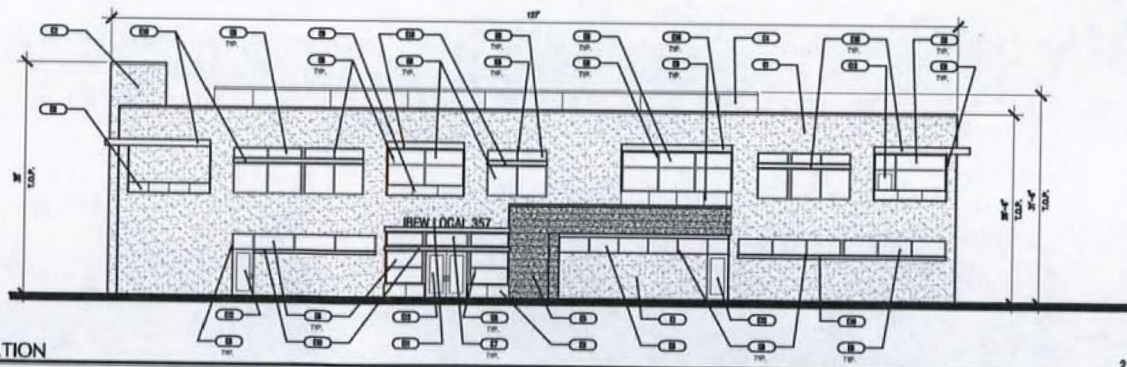
DATE
JANUARY 26, 2008
JOB NO.
08-001
SHEET

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SOUTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

ELEVATION NOTES

REF	DESCRIPTION
E1	EPS COLOR: FRAISE C/LC 12510 - ROOSED DUST MANUFACTURED: AROFLEX FINISH: SEM-SMOOTH TEXTURE: STEEL THOMEL
E2	EPS COLOR: FRAISE C/LC 1243W - ULTRA SUZE MANUFACTURED: AROFLEX FINISH: SEM-SMOOTH TEXTURE: STEEL THOMEL
E3	EPS COLOR: FRAISE C/LC 1272A - BENTO MANUFACTURED: AROFLEX FINISH: SEM-SMOOTH TEXTURE: STEEL THOMEL
E4	EPS COLOR: FRAISE C/LC 1202M - SOYA BEAN MANUFACTURED: AROFLEX FINISH: SEM-SMOOTH TEXTURE: STEEL THOMEL
E5	12" X 12" SLATE TILE MANUFACTURED: ARIZONA TILE STYLE: ARIZONA
E6	VISION GLAZING COLOR: CLEAR BLUE MANUFACTURED: TBA
E7	DECORATIVE GLAZING COLOR: DEEP BLUE MANUFACTURED: TBA
E8	STOREFRONT SYSTEM MANUFACTURED: TBA FINISH: BRUSHED ALUMINUM OR SIMILAR
E9	METAL PANEL SYSTEM MANUFACTURED: TBA FINISH: BRUSHED ALUMINUM OR SIMILAR
E10	METAL CANOPY SYSTEM MANUFACTURED: TBA FINISH: BRUSHED ALUMINUM OR SIMILAR
E11	METAL SHIRAZ ELEMENT
E12	METAL DOOR WITH GLAZING FINISH: BRUSHED ALUMINUM OR SIMILAR
E13	METAL DOOR WITH FRAME FINISH: PAINTED COLOR: FRAISE C/LC 1243W - ULTRA SUZE
E14	SCORE LINE
E15	LIGHTED SCULPTURAL LANDSCAPE ELEMENT
E16	PHOTOVOLTAIC PANELS MANUFACTURED: TBA

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INTERNATIONAL BROTHERHOOD
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UNION HALL
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Aurora, Texas 76004
817.441.8000
FEBRUARY 20, 2008

PROJECT
IBEW
UNION HALL

DATE
JANUARY 24, 2008

DATE
JANUARY 24, 2008

DATE
JANUARY 24, 2008

DATE
JANUARY 24, 2008

DATE
JANUARY 24, 2008

DATE
JANUARY 24, 2008

DATE
JANUARY 24, 2008

DATE
JANUARY 24, 2008

IBEW Union Hall Materials

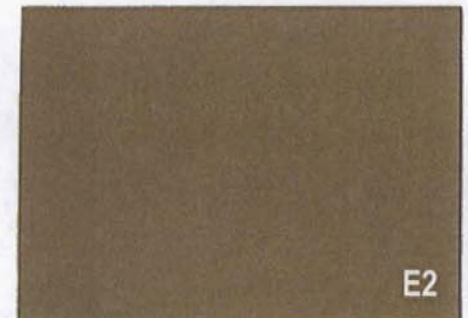
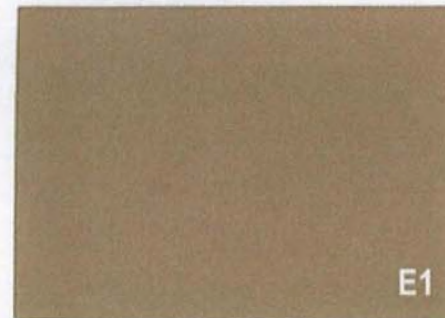
KGA ARCHITECTURE



E8, E9, E10,
E11, E12



Site Walls



GPA-27069 ZON-27068
VAR-27067 SDR-27066

04/10/08 PC

SDR 27066				
I.B.E.W. Local 357				
NWC Lamb Blvd. & Harris Ave.				
Proposed 34.6 thousand square foot office building and meeting hall.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	35	11.01	381
AM Peak Hour			1.55	54
PM Peak Hour			1.49	52
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Lamb Blvd.				
Average Daily Traffic (ADT)	44,641			
PM Peak Hour	3,571			
(heaviest 60 minutes)				
Harris Ave.				
Average Daily Traffic (ADT)	486			
PM Peak Hour	39			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
	Adjacent street ADT			
	Capacity			
Lamb Blvd.	49,210			
Harris Ave.	16,900			
This project will add approximately 381 trips per day on Lamb Blvd. and Harris Ave. This will increase expected volumes by about 1 percent on Lamb and by about 78 percent on Harris. Lamb is currently at about 91 percent of capacity and Harris is at about 3 percent of capacity.				
Based on Peak Hour use, this development will add roughly 54 additional cars into the area; which works out to about 1 every minute.				
Note that this report assumes all traffic from this development uses all named streets.				