



Case Number: **SDR-27314** APN: 139-21-610-222, 224, 225, 294, 295, 332

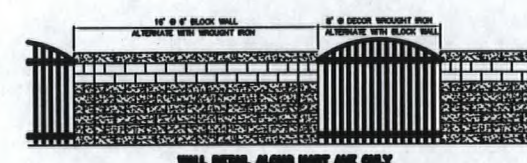
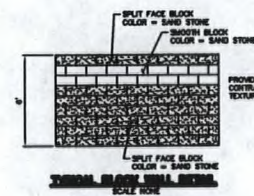
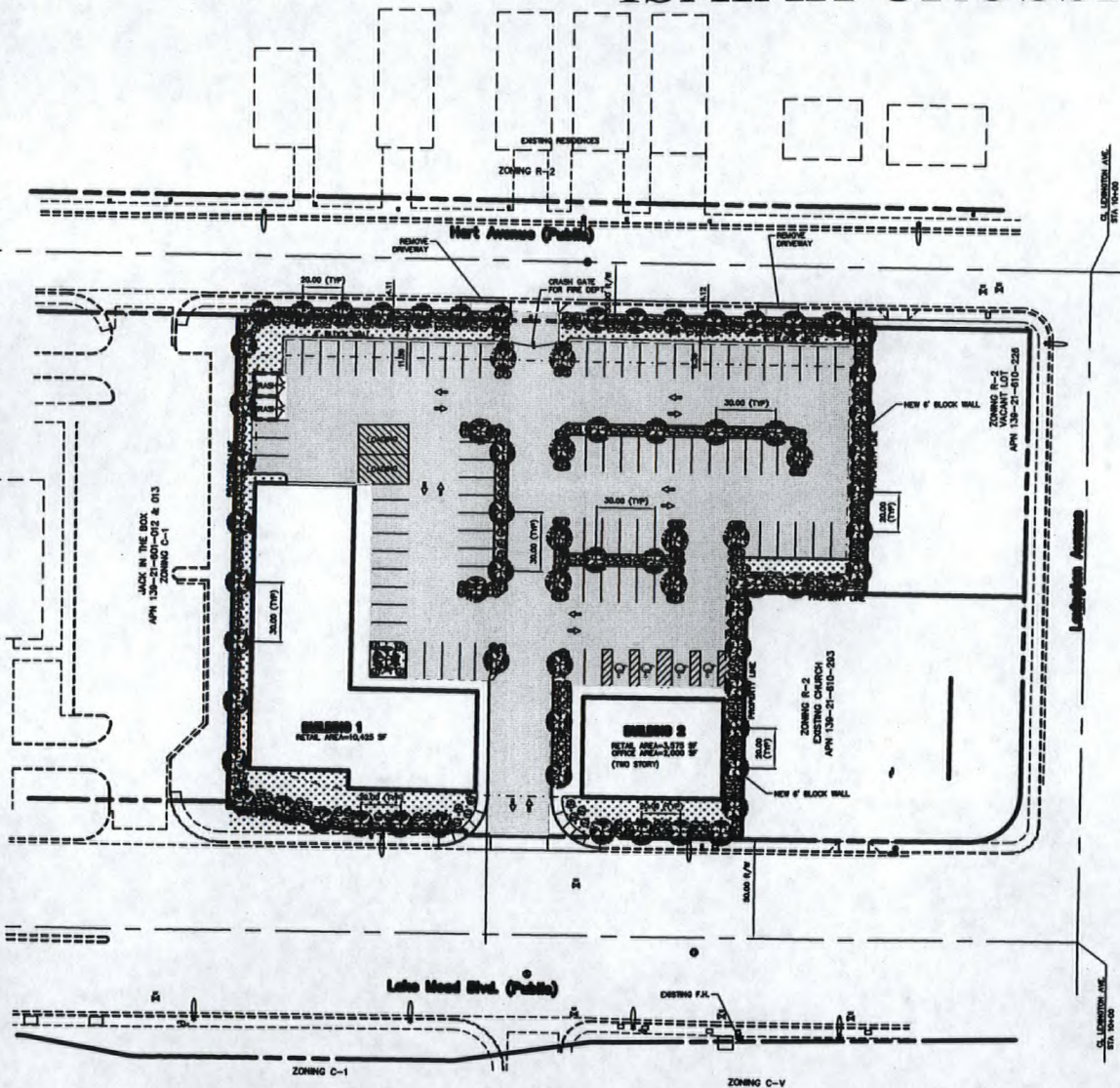


DESIGN NO	
DRAWN BY	
CHECKED BY	
JOB NUMBER	57044
SCALE	AS SHOWN
DRAWING NO.	

REVISED
06/26/08 PC



ISAIAH CROSSING



ITEM	SYMBOL	QUANTITY
24" BOX MORDEALE PINE		73
5 GAL. TEXAS RAMBER		282
3/4" DESERT ROSE GRAVEL		N/A

PROVIDE 4 @ 5 GAL. SHUBBS PER TREE

RECEIVED
 JUL 1 2008
SDR-27314

REVISED
 06/26/08 PC

AFFLECK ENGINEERING
 1815 South Loop West, Suite 100, Houston, TX 77058
 Phone: (713) 865-1111 Fax: (713) 865-1112
 Email: info@affleckeng.com

NO.	DATE	BY	REVISION
1	06/26/08	PC	ISSUED FOR PERMIT

PROJECT MANAGER
 JAMES G. GIBSON
 JAMES G. GIBSON, P.E., LEED AP, LEED S.D., LEED C
 JAMES G. GIBSON, P.E., LEED AP, LEED S.D., LEED C
 JAMES G. GIBSON, P.E., LEED AP, LEED S.D., LEED C
 JAMES G. GIBSON, P.E., LEED AP, LEED S.D., LEED C

DESIGNER
 JAMES G. GIBSON, P.E., LEED AP, LEED S.D., LEED C
 JAMES G. GIBSON, P.E., LEED AP, LEED S.D., LEED C
 JAMES G. GIBSON, P.E., LEED AP, LEED S.D., LEED C
 JAMES G. GIBSON, P.E., LEED AP, LEED S.D., LEED C

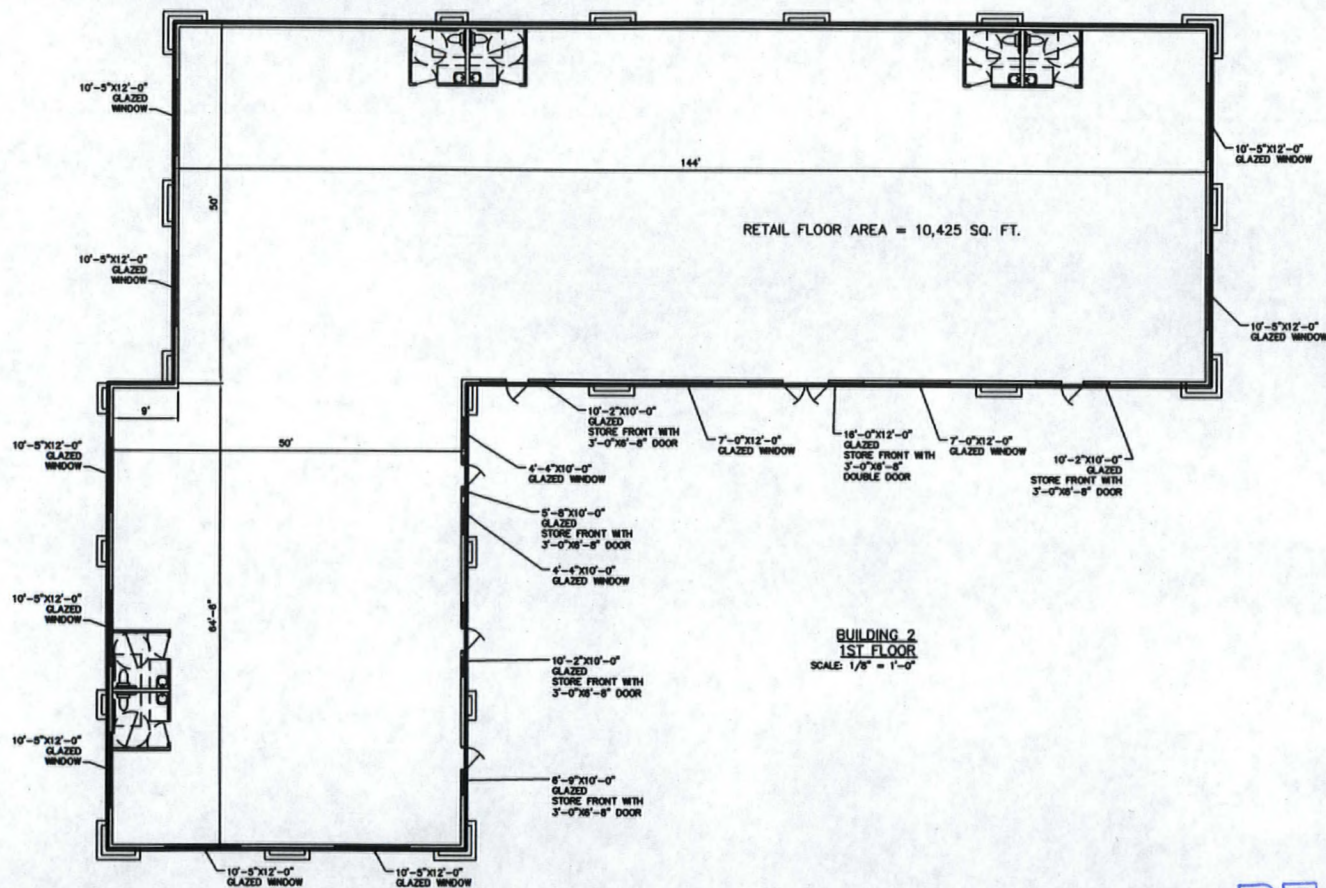
CHECKER
 JAMES G. GIBSON, P.E., LEED AP, LEED S.D., LEED C
 JAMES G. GIBSON, P.E., LEED AP, LEED S.D., LEED C
 JAMES G. GIBSON, P.E., LEED AP, LEED S.D., LEED C
 JAMES G. GIBSON, P.E., LEED AP, LEED S.D., LEED C

SCALE
 AS SHOWN

DATE
 06/26/08

PROJECT NO.
 SDR-27314

SHEET
 1 OF 1



RETAIL FLOOR AREA = 10,425 SQ. FT.

BUILDING 2
1ST FLOOR
SCALE: 1/8" = 1'-0"

APFLECK ENGINEERING
1000 South Main St., Suite 100, Los Angeles, CA 90015
Phone: (213) 480-1111
Fax: (213) 480-1112
www.apfleck.com

NO.	DATE	BY
1	06/26/08	PC

PROJECT NO. SDR-27314
PROJECT NAME: BUILDING 2, 1ST FLOOR
CLIENT: L.A. COUNTY, MARIANA BLDG.
ARCHITECT: APFLECK ENGINEERING
(714) 480-1111

TITLE: BUILDING 2, 1ST FLOOR
DESIGN: APFLECK ENGINEERING
CHECK: LIA
JOB NUMBER: SDR-27314
SCALE: 1/8" = 1'-0"

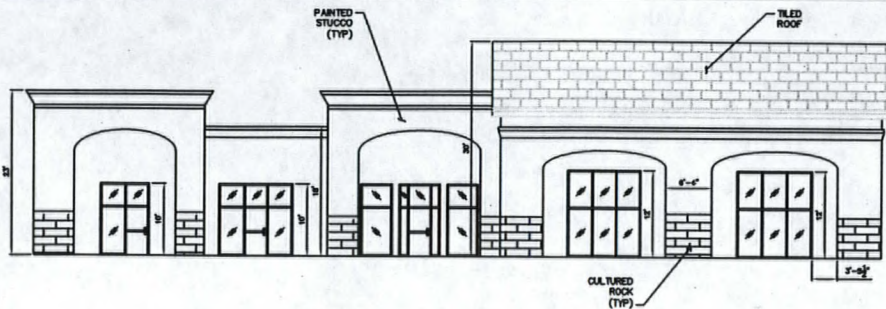
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CHECK	LIA
JOB NUMBER	SDR-27314
SCALE	1/8" = 1'-0"

A3

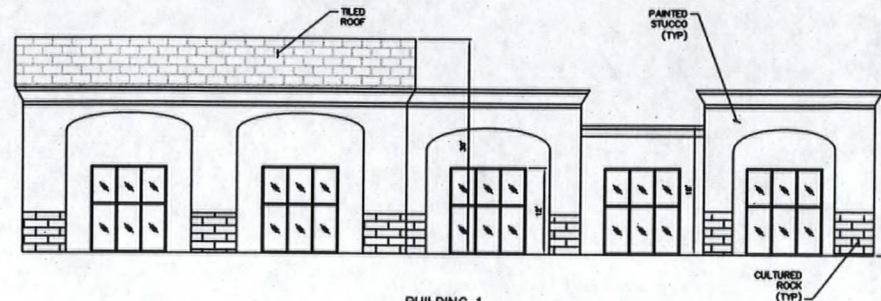
RECEIVED
JUN 13 2008

SDR-27314

REVISED
06/26/08 PC



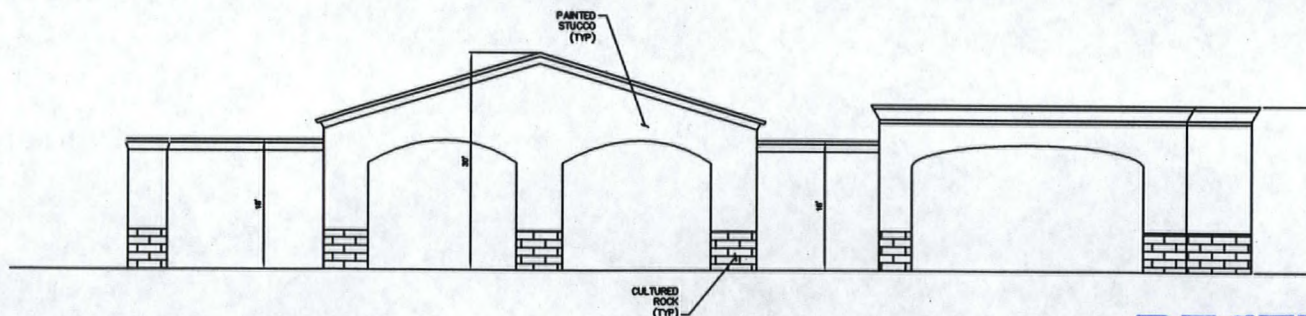
BUILDING 1
ELEVATION LOOKING SOUTH
SCALE: 1/8" = 1'-0"



BUILDING 1
ELEVATION LOOKING NORTH
SCALE: 1/8" = 1'-0"



BUILDING 1
ELEVATION LOOKING WEST
SCALE: 1/8" = 1'-0"



BUILDING 1
ELEVATION LOOKING EAST
SCALE: 1/8" = 1'-0"

AFFLECK ENGINEERING
1400 South Main Street, Suite 200
Tomball, Texas 77375
Tel: 281-291-1100
Fax: 281-291-1101
www.affleckengineering.com

NO.	REV.	DATE	BY
1	1		

PROJECT NO. SDR-27314
OWNER: TEXAS
DESIGNER: AFFLECK ENGINEERING
DATE: 06/26/08
SCALE: 1/8" = 1'-0"

TITLE: BUILDING 1 ELEVATION PLAN
DRAWN: J. L. L. L.
CHECK: J. L. L. L.
DATE: 06/26/08

DESIGN: J. L. L. L.
DRAWN: J. L. L. L.
CHECK: J. L. L. L.
DATE: 06/26/08

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

DATE: 06/26/08

RECEIVED
JUN 13 2008

SDR-27314

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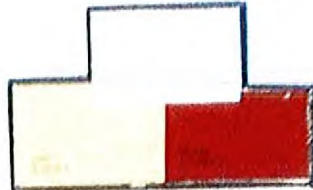
06/26/08 PC



TILED ROOF



WHITE TRIM



PAINTED STUCCO



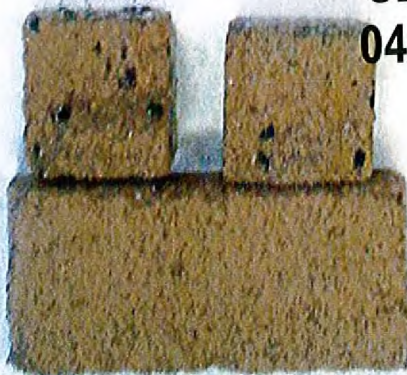
CULTURED
ROCK

ZON-27311

SDR-27314

04/24/08 PC

BLOCK
WALL



RECEIVED
MAR 11 2008

SDR 27314				
Emerald Lake Inc., et al				
NEC of Lake Mead Blvd. & Martin L King Blvd.				
Proposed 17.62 thousand square foot retail and office development.				
Traffic produced by proposed development:				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	15.6	42.94	671
AM Peak Hour			1.03	16
PM Peak Hour			3.75	59
(heaviest 60 minutes)				
New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	2.0	11.01	22
AM Peak Hour			1.55	3
PM Peak Hour			1.49	3
(heaviest 60 minutes)				
Net Use	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	SHOPPING CENTER [1000 SF]	17.6		693
AM Peak Hour				19
PM Peak Hour				62
(heaviest 60 minutes)				
Existing traffic on all nearby streets: count data unavailable for Hart Ave.:				
Lake Mead Blvd.				
Average Daily Traffic (ADT)	32,262			
PM Peak Hour	2,581			
(heaviest 60 minutes)				
Martin L. King Blvd.				
Average Daily Traffic (ADT)	41,909			
PM Peak Hour	3,353			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets:				
Adjacent street ADT Capacity				
Lake Mead Blvd.	49,210			
Martin L. King Blvd.	32,775			

This project will add approximately 693 trips per day on Lake Mead Blvd. and Martin L. King Blvd. This will increase expected volumes by about 2 percent on both of these streets. Lake Mead is at about 66 percent of capacity and Martin L. King is currently over capacity. Count data was unavailable for Hart Ave., but it is believed to be under capacity.				

Based on Peak Hour use, this development will add roughly 62 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.				