City of Las Vegas

PLANNING COMMISSION AGENDA

COUNCIL CHAMBERS · 400 STEWART AVENUE · PHONE 229-6011
CITY OF LAS VEGAS INTERNET ADDRESS: www.lasvegasnevada.gov

LAS VEGAS CITY COUNCIL

Mayor Oscar B Goodman, (At-Large)
Mayor Pro-Tem Gary Reese, (Ward 3)
Councilman Steve Wolfson, (Ward 2)
Councilwoman Lois Tarkanian, (Ward 1)
Councilman Steven D. Ross, (Ward 6)
Councilman Ricki Y. Barlow (Ward 5)
Councilman Stavros S. Anthony, (Ward 4)
City Manager Elizabeth N. Fretwell

COMMISSIONERS

Glenn E. Trowbridge, Chair
Richard Truesdell, Vice Chair
Byron Goynes
Steven Evans
Vicki Quinn
Keen Ellsworth
Gus W. Flangas

Facilities are provided throughout City Hall for convenience of persons with disabilities. For meetings held in the Council Chambers, sound equipment is available for persons with hearing impairments. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at (702) 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is (702) 386-9108.

October 8, 2009

6:00 PM

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Bulletin Board, City Hall Plaza (next to Metro Records)

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.

2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.

3. If areas of concern are known in advance, or if the applicant does not accept staff's condition, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.

4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.

5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.

6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.

7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.

8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

BUSINESS ITEMS:

1. CALL TO ORDER

2. ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

3. ROLL CALL

4. APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF SEPTEMBER 10, 2009

5. Any Items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time.

CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

ONE MOTION - ONE VOTE

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

6. **GPA-35729 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: LIVEWORK, LLC, ET AL** - Request to amend the Master Plan of Streets and Highways and modify Map 2A of the Transportation & Streets and Highways Element of the Las Vegas 2020 Master Plan TO ADD A SECONDARY COLLECTOR TO CONNECT BONNEVILLE AVENUE WITH CLARK AVENUE BETWEEN CASINO CENTER BOULEVARD AND FIRST STREET, AND TO RECLASSIFY BONNEVILLE AVENUE FROM AN 80-FOOT SECONDARY COLLECTOR TO A 125-FOOT PARKWAY ARTERIAL BETWEEN CASINO CENTER BOULEVARD AND MAIN STREET, Ward 3 (Reese)

7. **WVR-35710 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: MONTECITO PARTNERS, LLC** - Request for a Waiver of Title 19.12.040(E)(2) TO ALLOW A 394 CUBIC-FOOT UTILITY BOX TO BE SET BACK ZERO FEET FROM PUBLIC RIGHT-OF-WAY WITH NO REQUIRED LANDSCAPING WHERE THREE FEET OF LANDSCAPING IS REQUIRED at 6605 Grand Montecito Parkway (APN 125-20-810-002), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use) Town Center Special Land Use Designation], Ward 6 (Ross)

8. **SUP-35734 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JEWELRY MANUFACTURER'S EXCHANGE, INC. - OWNER: DURANGO COMMONS LTD, LLC** - Request for a Special Use Permit TO ADD A JEWELRY STORE, CLASS III USE TO AN EXISTING JEWELRY STORE at 8550 West Charleston Boulevard, Suite #108 (APN 138-32-816-002), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

9. **SUP-35755 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: UNITED STATES VETERANS INITIATIVE - OWNER: 610 LLC, ET AL** - Request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER at 610 North Las Vegas Boulevard (APN 139-27-812-007), C-2 (General Commercial) Zone, Ward 5 (Barlow)

PUBLIC HEARING ITEMS

10. **ABEYANCE - SDR-32534 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MFE, INC.** - Request for a Major Amendment to an approved Site Development Plan Review (SDR-5893) FOR A PROPOSED 3,600 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND 1,300 SQUARE FEET OF RETAIL WITH WAIVERS OF THE TOWN CENTER COMMERCIAL DEVELOPMENT, LANDSCAPE AND STREETSCAPE STANDARDS WHERE A 3,500 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS WAS APPROVED on 1.12 acres at the southwest corner of Tenaya Way and Azure Drive (APN 125-27-222-009), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). NOTE: THIS APPLICATION HAS BEEN AMENDED FOR A PROPOSED 3,334 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND 1,665 SQUARE FEET OF RETAIL WHERE A 3,500 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS WAS APPROVED

11. **ZON-35723 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: YSBM INVESTMENT, LLC** - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 1.40 acres at 1150 South Las Vegas Boulevard (APNs 162-03-112-003 and 004), Ward 3 (Reese)

12. **SUP-35724 - SPECIAL USE PERMIT RELATED TO ZON-35723 - PUBLIC HEARING - APPLICANT/OWNER: YSBM INVESTMENT, LLC** - Request for a Special Use Permit FOR A HOTEL, RESIDENCE (EXTENDED STAY) at 1150 South Las Vegas Boulevard (APNs 162-03-112-003 and 004), C-1 (Limited Commercial) and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial)], Ward 3 (Reese)

13. **VAR-35742 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DALE AND FRANCES REESE** - Request for a Variance TO ALLOW A PROPOSED 2,880 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) WHERE 1,445 SQUARE FEET IS ALLOWED at 6150 Grand Teton Drive (APN 125-11-806-012), R-E (Residence Estates) Zone, Ward 6 (Ross)

14. **VAR-35745 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DARRELL R. PARSONS AND KATHRYN L. LENHART** - Request for a Variance TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 50 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED SINGLE FAMILY DETACHED DWELLING on a portion of 3.3 acres at 5300 Solar Avenue (APN 125-13-801-006), R-E (Residence Estates) Zone, Ward 6 (Ross)

15. **VAR-35746 - VARIANCE - PUBLIC HEARING - APPLICANT: AT&T MOBILITY - OWNER: SMOKE RANCH CENTER EQUITY PARTNERS, LLC** - Request for a Variance TO ALLOW A 112-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 185 FEET FOR A PROPOSED WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (BUILDING FEATURE EXTENSION) at 6000 Smoke Ranch Road (APN 138-13-401-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)

16. **SUP-35744 - SPECIAL USE PERMIT RELATED TO VAR-35746 - PUBLIC HEARING - APPLICANT: AT&T MOBILITY - OWNER: SMOKE RANCH CENTER EQUITY PARTNERS, LLC** - Request for a Special Use Permit FOR A PROPOSED 62-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (BUILDING MOUNTED) AND THE RELOCATION OF THREE EXISTING ANTENNAS at 6000 Smoke Ranch Road (APN 138-13-401-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)

17. **VAR-35754 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Variance TO ALLOW 19 PARKING SPACES WHERE 26 PARKING SPACES ARE REQUIRED FOR A PROPOSED GOVERNMENT FACILITY (FIRE STATION) on 1.45 acres at 4551 East Bonanza Road (APN 140-32-101-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

18. **SDR-35751 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35754 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request for a Site Development Plan Review FOR A PROPOSED 7,600 SQUARE-FOOT GOVERNMENT FACILITY (FIRE STATION) WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER BETWEEN THE SIDEWALK AND BACK OF CURB WHERE FIVE FEET IS REQUIRED ALONG ARTERIAL STREETS ONE HUNDRED FEET AND WIDER (BONANZA ROAD) on 1.45 acres at 4551 East Bonanza Road (APN 140-32-101-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

19. **VAR-35758 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST** - Request for a Variance TO ALLOW 35% LOT COVERAGE WHERE 30% IS THE MAXIMUM ALLOWED on 0.33 acres at 2511 West Charleston Boulevard (APN 162-05-511-008), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian)

20. **VAR-35760 - VARIANCE RELATED TO VAR-35758 - PUBLIC HEARING - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST** - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE 17 ARE REQUIRED AND 60% OF THE REQUIRED ON-SITE PARKING TO BE COMPACT PARKING SPACES WHERE 30% IS THE MAXIMUM ALLOWED FOR AN OFFICE, OTHER THAN LISTED USE on 0.33 acres at 2511 West Charleston Boulevard (APN 162-05-511-008), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian)

21. **SDR-35757 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35758 AND VAR-35760 - PUBLIC HEARING - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST** - Request for a PROPOSED 4,999 SQUARE-FOOT OFFICE, OTHER THAN LISTED, WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A FOUR-FOOT BUFFER ALONG THE FRONT PERIMETER WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG THE SOUTH, EAST, AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.33 acres at 2511 West Charleston Boulevard (APN 162-05-511-008), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian)

22. **SUP-35731 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LA LUPITA MEAT, MARKET LLC - OWNER: V & I LAKE MEAD PROMENADE, LLC** - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 4,240 SQUARE-FOOT CONVENIENCE STORE WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 160 FEET FROM A CHURCH WHERE 400 FEET IS REQUIRED at 6430 West Lake Mead Boulevard, Suite #115 (APN 138-23-201-008), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)

23. **SUP-35739 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHEREE SANDNESS, D.C. - OWNER: T I H PEAK LLC, ET AL** - Request for a Special Use Permit FOR A PROPOSED 2,800 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED AND A 270-FOOT DISTANCE SEPARATION FROM ANOTHER MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED at 7250 Peak Drive, Suite #106 (APN 138-15-610-006), C-PB (Planned Business Park) Zone, Ward 4 (Anthony)

DIRECTOR'S BUSINESS:

24. **TXT-34878 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 18 and Title 19 to revise and update procedures and definitions related to the issuance of permits for site grading, All Wards

25. **TXT-35898 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.06.090 to add archaeologist as a qualification for Historic Preservation Commission membership, All Wards

26. **TXT-35917 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Table 2 of 19.04.010, Title 19.14.090 and Title 19.20 to denote applicable zoning districts, provide development standards and define the Off-Premise Sign, Temporary use, All Wards

CITIZENS PARTICIPATION:

27. CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED

City of Las Vegas Agenda Item No.: **1.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
CALL TO ORDER

City of Las Vegas Agenda Item No.: **2.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
ANNOUNCEMENT: COMPLIANCE WITH OPEN MEETING LAW

City of Las Vegas Agenda Item No.: **3.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF OCTOBER 8, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
ROLL CALL

City of Las Vegas Agenda Item No.: **4.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF OCTOBER 8, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:
APPROVAL OF THE FINAL MINUTES FOR THE PLANNING COMMISSION MEETING OF SEPTEMBER 10, 2009

City of Las Vegas Agenda Item No.: **5.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:

Any items from the Planning Commission, staff and/or the applicant wish to be stricken or held in abeyance to a future meeting may be brought forward and acted upon at this time

City of Las Vegas Agenda Item No.: **6.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

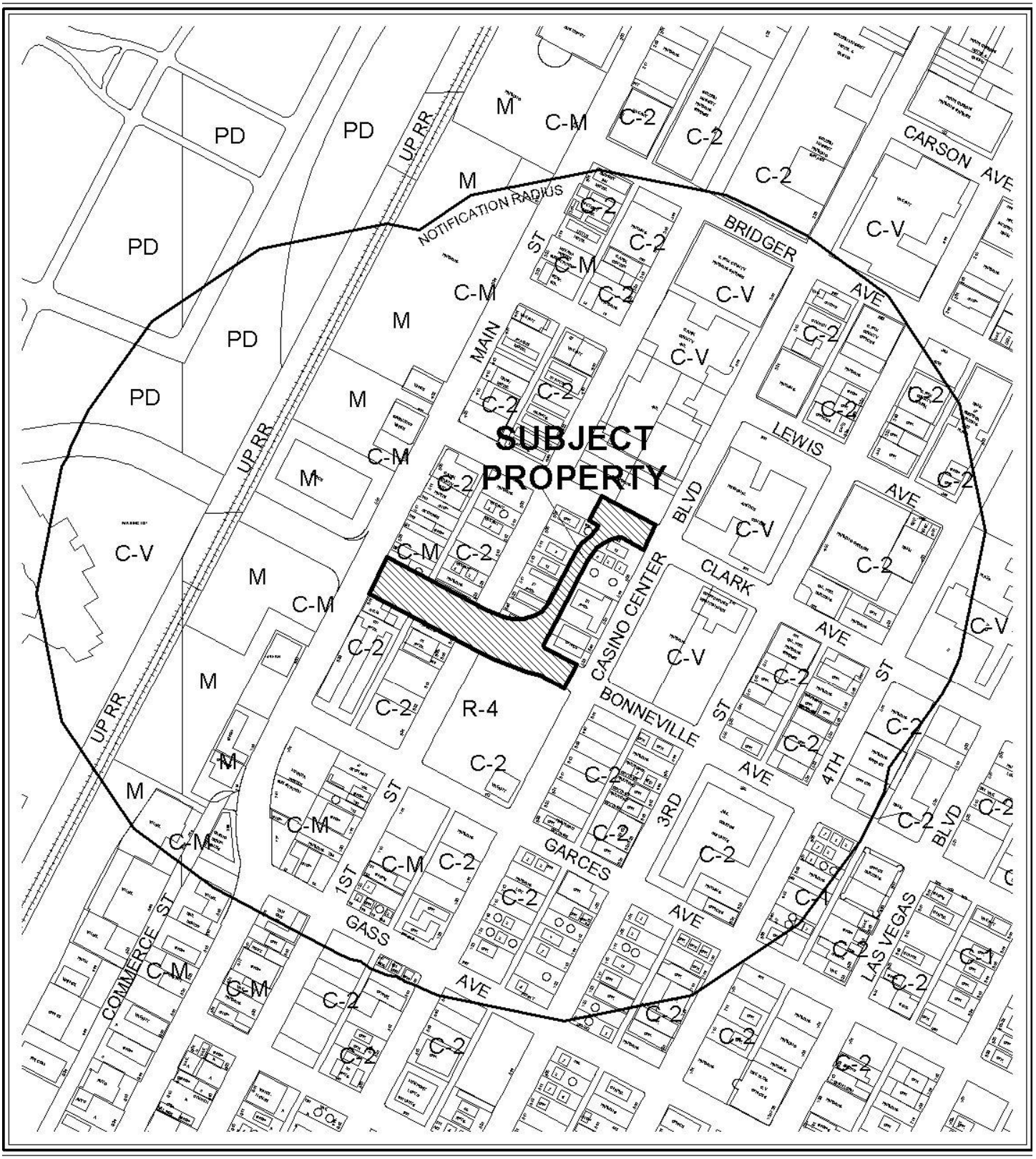
SUBJECT:
GPA-35729 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: LIVEWORK, LLC, ET AL - Request to amend the Master Plan of Streets and Highways and modify Map 2A of the Transportation & Streets and Highways Element of the Las Vegas 2020 Master Plan TO ADD A SECONDARY COLLECTOR TO CONNECT BONNEVILLE AVENUE WITH CLARK AVENUE BETWEEN CASINO CENTER BOULEVARD AND FIRST STREET, AND TO RECLASSIFY BONNEVILLE AVENUE FROM AN 80-FOOT SECONDARY COLLECTOR TO A 125-FOOT PARKWAY ARTERIAL BETWEEN CASINO CENTER BOULEVARD AND MAIN STREET, Ward 3 (Reese)

C.C.: 11/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard



0 400 800 Feet

CASE: **GPA-35729**

RADIUS: 1000 FT

CASE: **GPA-35729**
RADIUS: 1000 FT

0 400 800 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: GPA-35729 - APPLICANT: CITY OF LAS VEGAS - OWNER: LIVEWORK, LLC ET AL, ET AL

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

SS

GPA-35729 - Staff Report Page One
October 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to amend the Master Plan of Streets and Highways and modify Map 2A of the Transportation & Streets and Highways Element of the Las Vegas 2020 Master Plan to add a Secondary Collector to connect Bonneville Avenue with Clark Avenue between Casino Center Boulevard and First Street, and to reclassify Bonneville Avenue from an 80-foot Secondary Collector to a 125-foot Parkway Arterial between Casino Center Boulevard and Main Street. Clark Avenue and Bonneville Avenue are currently classified as 80-foot Secondary Collectors connected by a 20-foot public alley. The affected parcels contain a mix of single family dwellings, multi-family dwellings, offices, light commercial uses and vacant land.

The purpose of the amendment is to allow for eventual construction of a one-way couplet that will make Bonneville Avenue and Clark Avenue the primary east-west connector between downtown and the freeway system. An additional segment is needed to connect westbound traffic on Clark Avenue to the westbound lanes of Bonneville Avenue at First Street.

The proposed amendment will be compatible with the streetscape requirements of the Downtown Centennial Plan. Because the proposed amendment would allow for the improvement of mobility in downtown through increased traffic capacity; wider sidewalks for pedestrians; the addition of bicycle lanes; and would allow for pedestrian-friendly amenities such as lighting, landscaping and benches to be added to public rights-of-way, staff recommends approval of this request. If this request is denied, the proposed alignment and changes to the street classifications could not be made to the Master Plan of Streets and Highways and the Las Vegas 2020 Master Plan, and the existing roadways and adjacent parcels would remain unaffected.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
11/25/97	A deed was recorded for change of ownership on APN 139-24-311-006.
06/22/07	A deed was recorded for changes in ownership on APNs 139-34-311-007 through 009; 016 through 017; 139-34-311-023 through 031; and 139-34-302-009 relating to this site.
04/25/08	A deed was recorded for change of ownership on APN 139-24-301-008.
Related Building Permits/Business Licenses	
There are no building permits or business licenses related to this request.	
Pre-Application Meeting	
A pre-application meeting was not required for this request, nor was one held.	

Neighborhood Meeting	
09/08/09	A neighborhood meeting was held at the city of Las Vegas Development Services Center, Room 2B on September 8, 2009 from 5:30 to 6:00 p.m. One member of the public attended and had no objection to the request. Two representatives of the applicant and one staff member were present. Questions were raised regarding how right-of-way would be acquired for the proposed couplet, construction of the Bus Rapid Transit line in the area, and streetscape beautification improvements.
Field Check	
09/03/09	A field check was conducted by staff with the following observations: ▪ The subject site consists of two east-west public streets, a north-south public alley and existing single-family, multi-family and office buildings in varying condition. ▪ On street parking is available on Clark Avenue.

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan	**X**		
Downtown Centennial Plan (Office Core)	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts	**X**		
Downtown Overlay District	X		Y
A-O Airport Overlay District (NLV Airport – 200 Feet)	X		Y
Live/Work Overlay District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This amendment is requested to allow for future development of a one-way couplet system with Clark Avenue running westbound and Bonneville Avenue running eastbound. Bonneville Avenue will transition to two-way traffic at First Street via a new connector street feeding westbound traffic from Clark Avenue. The connector is proposed to be classified as an 80-foot wide Secondary Collector and would utilize the existing alley alignment between First Street and Casino Center Boulevard. Bonneville Avenue will be reclassified from a Secondary Collector to a Parkway Arterial. It will be designed to allow up to 125 feet of right-of-way that will include up to three travel lanes in each direction, a center turn lane, landscaped median, a bike lane, and enhanced streetscaping that will include 10-foot detached sidewalks and five-foot landscaped amenity zone. Clark Avenue will remain classified as an 80-foot wide Secondary Collector, which has a design capacity of two travel lanes in each direction with either a center turn lane or raised median with left turn pockets.

Classification of Right-of-Way (proposed changes)		
Street	**Current Classification**	**Proposed Classification**
Bonneville Avenue between Casino Center Boulevard and Main Street	Secondary Collector (80 feet)	Parkway Arterial (125 feet)
Unnamed Connector Street between Clark Avenue and Bonneville Avenue	Not classified—proposed to be added to the Master Plan of Streets and Highways	Secondary Collector (80 feet)

The purpose of the Master Plan of Streets and Highways is to promote the orderly development of land, to eliminate existing congestion and facilitate rapid traffic movement and to make provisions for anticipated future traffic needs. The proposed amendment will improve the mobility of traffic by establishing Bonneville Avenue and Clark Avenue together as the primary east-west thoroughfares linking downtown to the freeway system and surrounding neighborhoods.

Map 2A of the Transportation & Streets and Highways Element of the Las Vegas 2020 Master Plan, which indicates the location and classification of streets and highways within the city limits, will be updated simultaneously with the Master Plan of Streets and Highways.

The proposed amendment will be compatible with the streetscape requirements of the Downtown Centennial Plan. The proposed amendment will not affect development of the Tortoise Trail and Art Trail, which will meet the requirements of the Downtown Centennial Plan. In addition to wider sidewalks, lighting, increased landscaping and other pedestrian-friendly amenities, the proposed improvements to the affected streets will increase traffic capacity and parking in the downtown area. Staff therefore recommends approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 23

ASSEMBLY DISTRICT 6

SENATE DISTRICT 3

NOTICES MAILED 147

APPROVALS 1

PROTESTS 0

SS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **GPA-35729** APN: Various

Name of Property Owner: See Property Owners Listing

Name of Applicant: City of Las Vegas / Greg McDermott

Name of Representative: City of Las Vegas / Greg McDermott

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Greg McDermott / City of Las Vegas

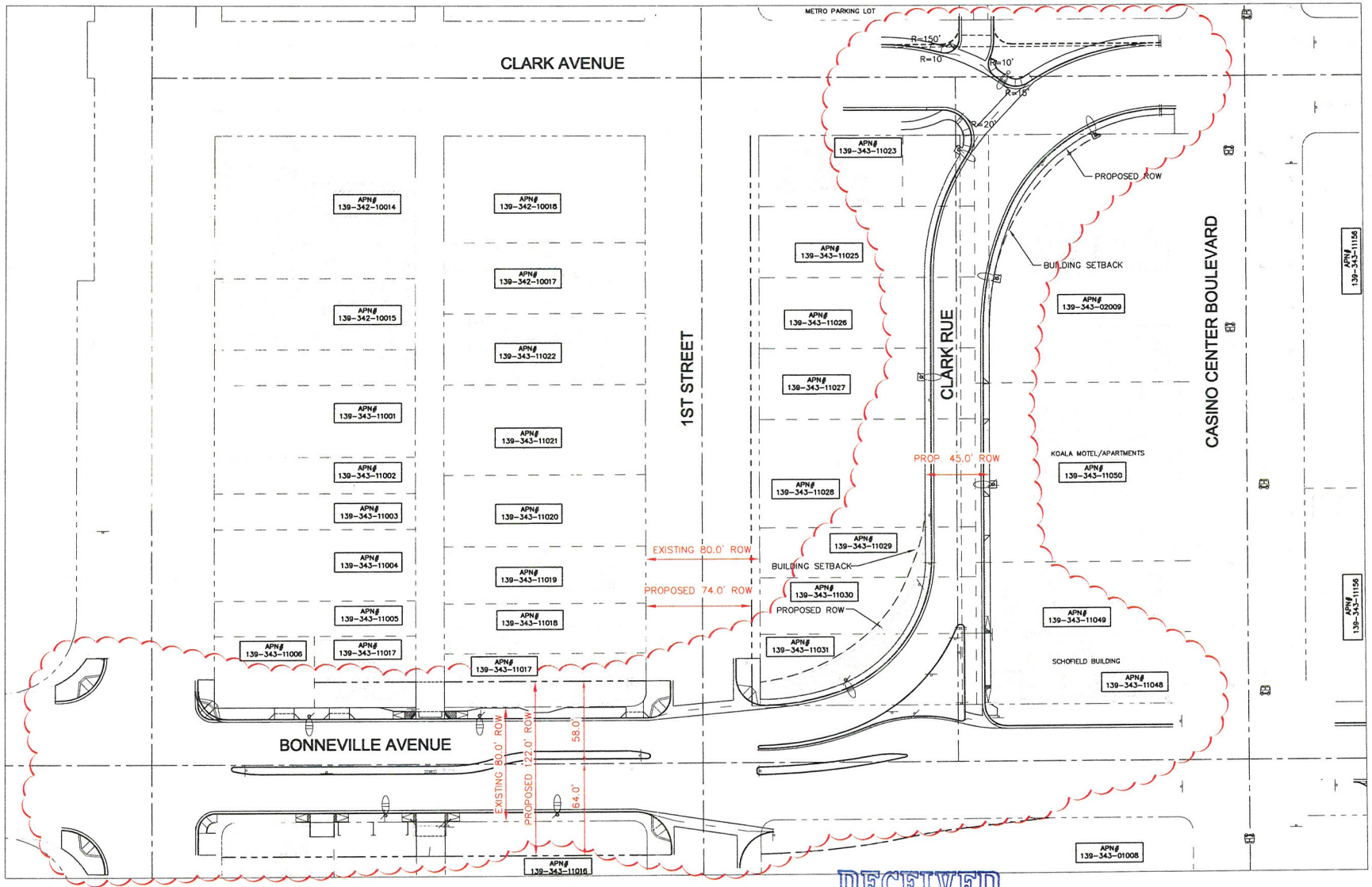
Subscribed and sworn before me

This 24 day of August, 2009

Kevin Cerny

Notary Public in and for said County and State

KEVIN CERNY
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 04-90775-1
MY APPT. EXPIRES JULY 29, 2012



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

RECEIVED
AUG 27 2009

GPA-35729
10/08/09 PC

BONNEVILLE/CLARK ONEWAY COUPLET
August 27, 2009
Kimley-Horn and Associates, Inc.

Date: August 27, 2009 - 1:14pm / User: rossburns
Path: K:\LV_Public\Projects\097358\03 Bonneville-Clark 2008\CAD\Exhibits\2009-08-27 Couplet ROW.dwg

GPA-35729 - APPLICANT: CITY OF LAS VEGAS - OWNER: LIVEWORK, LLC, ET AL
PARKWAY ARTERIAL BETWEEN CASINO CENTER BOULEVARD AND MAIN STREET
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

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OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

DEVELOPMENT
SERVICES
CENTER

Public Works Department
Engineering Planning

731 S. Fourth Street
Las Vegas, NV 89101

Voice 702-229-6541
FAX 702-382-8551
TTY 702-386-9108

August 24, 2009

Doug Rankin
Manager, Current Planning
Planning and Development
731 S. Fourth Street
Las Vegas, NV 89101

RE: MASTER PLAN OF STREETS & HIGHWAYS AMENDMENT – BONNEVILLE/CLARK ONE-WAY COUPLET

Dear Mr. Rankin:

Please accept this letter as justification to amend the City's Master Plan of Streets & Highways to add a secondary collector to connect Bonneville Avenue with Clark Avenue between Casino Center Boulevard and First Street, and to reclassify Bonneville Avenue from an 80-foot secondary collector to a 125-foot parkway arterial between Casino Center Boulevard and Main Street.

The Bonneville/Clark One-Way Couplet will improve the mobility of traffic through downtown Las Vegas by serving as the primary east-west connector, which will link Downtown to interstates and surrounding neighborhoods. This project will enhance the capacity of the roadway system, increase parking, provide wider walkways with streetscapes (landscaping), lighting, and other amenities that will be "pedestrian-friendly". Both Bonneville and Clark Avenues are already on the City's Master Plan of Streets & Highways as 80-foot collectors and will be converted to a one-way couplet system. The new roadway connection west of Casino Center will connect westbound traffic on Clark Avenue to Bonneville Avenue.

Please feel free to contact me at 229-6541 should you have any questions regarding our request.

Respectfully,

Greg McDermott
Engineering Project Manager
Public Works

cc:
Jorge Cervantes, P.E. – Director, Public Works
Cheri Edelman, P.E. – Deputy Director/City Engineer, Public Works
Bart Anderson, P.E. – Project Manager, Public Works

Las Vegas City Council
Oscar B. Goodman
Mayor
Gary Reese, Ward 3
Mayor Pro Tem
Steve Wolfson, Ward 2
Lois Tarkanian, Ward 1
Steven D. Ross, Ward 6
Ricki Y. Barlow, Ward 5
Stavros S. Anthony, Ward 4

City Manager
Elizabeth N. Fretwell

Public Works Director
Jorge Cervantes
P.E., P.T.O.E.

GPA-35729

f:\#depot\engineering_planning\pavement management\master plans\master plan of streets & highways\bonneville clark mpsh.doc

10/08/09 PC

P.1/1
TO: 7023824803
7028938790
SEP-28-2009 09:33A FROM:

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

09-25-09

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
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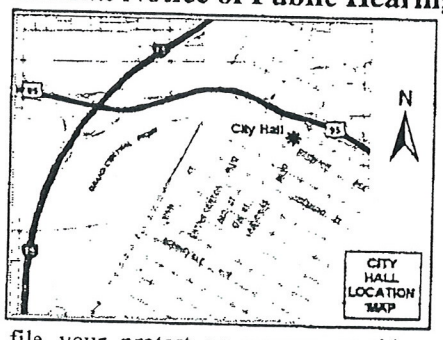
SEP 24 2009
MAILED FROM ZIP CODE 89101

2009 SEP 28 A 9:35
RECEIVED
CITY CLERK

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

GPA-35729

Planning Commission Meeting of 10/8/2009

Case: GPA-35729

13934310016
DECARO RUSSIANO
710 S 1ST ST
LAS VEGAS NV 89101-6411

GAVDS11 89101

6A

City of Las Vegas Agenda Item No.: **7.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

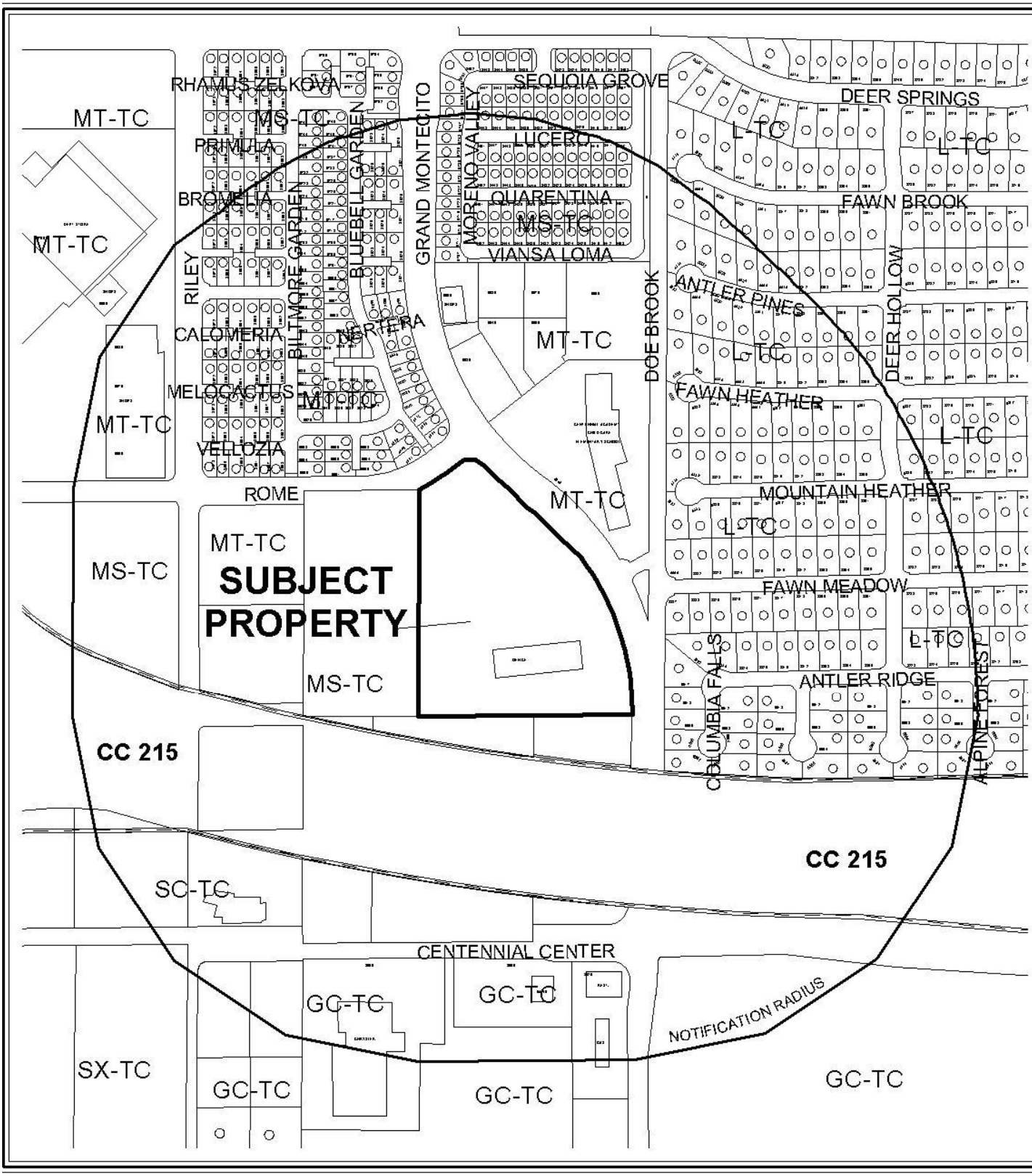
SUBJECT:
WVR-35710 - WAIVER - PUBLIC HEARING - APPLICANT/OWNER: MONTECITO PARTNERS, LLC - Request for a Waiver of Title 19.12.040(E)(2) TO ALLOW A 394 CUBIC-FOOT UTILITY BOX TO BE SET BACK ZERO FEET FROM PUBLIC RIGHT-OF-WAY WITH NO REQUIRED LANDSCAPING WHERE THREE FEET OF LANDSCAPING IS REQUIRED at 6605 Grand Montecito Parkway (APN 125-20-810-002), T-C (Town Center) Zone [MS-TC (Main Street Mixed Use) Town Center Special Land Use Designation], Ward 6 (Ross)

C.C.: 11/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**4**	**Planning Commission Mtg.**	**3**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



CASE: **WVR-35710**

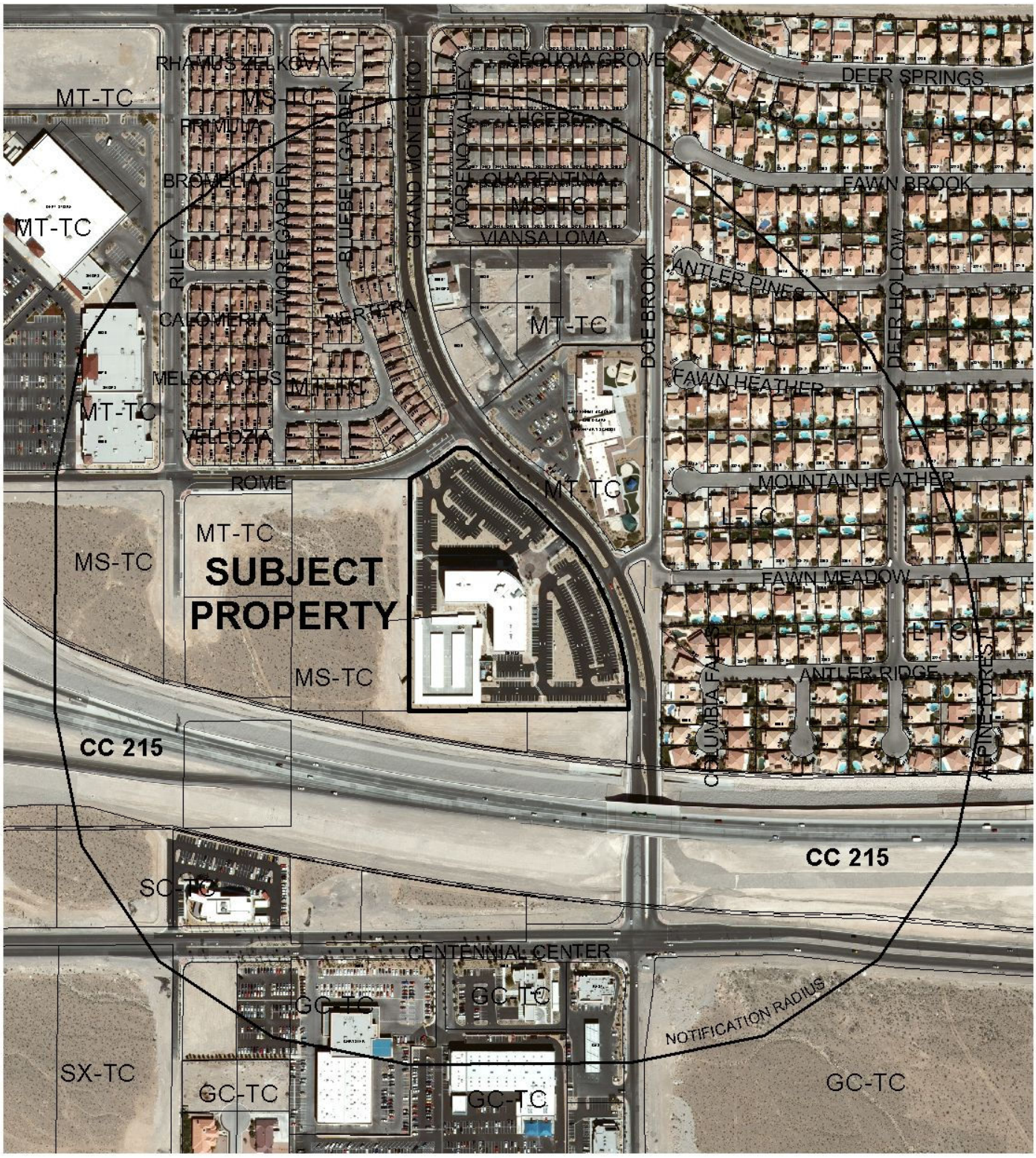
RADIUS: 1000 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [MS-TC (MAIN STREET MIXED USE) TOWN CENTER SPECIAL LAND USE DESIGNATION]

N



CASE: **WVR-35710**

RADIUS: 1000 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [MS-TC (MAIN STREET MIXED USE) TOWN CENTER SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: WVR-35710 - APPLICANT/OWNER: MONTECITO PARTNERS, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-13684).

2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

JB

WVR-35710 - Staff Report Page One
October 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Waiver to a allow a 394 cubic-foot utility box to be setback zero feet from the public right-of-way with no landscaping where three feet of landscaping is required at 6605 Grand Montecito Parkway. The utility box was not built according to the approved plan, which indicates a three-foot landscape buffer separating the utility box from the public right-of-way. The utility box is not located within an existing public easement and does not interfere with Site Visibility Restriction Zones; therefore, staff recommends approval of this request. If this application is denied, the existing Utility box will have to be redesigned or relocated to comply with Title 19.12 landscaping standards.

ISSUES

- The existing development fails to meet the minimum requirements listed in Title 19.12.040(E)(2) for the proposed use.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
04/25/96	The City Council approved an Annexation (A-0002-96) regarding property located south of Deer Springs Way between El Capitan Way and Durango Drive.
12/07/98	The City Council approved a Rezoning (Z-0076-98) from U (Undeveloped), R-E (Residence Estates), R-PD7 (Residential Planned Development – 7 Units per Acre), R-PD11 (Residential Planned Development – 11 Units per Acre), R-PD13 (Residential Planned Development – 13 Units per Acre), R-PD18 (Residential Planned Development – 18 Units per Acre), R-CL (Residential Compact-Lot), C-1 (Limited Commercial), C-2 (General Commercial), C-V (Civic), and P-D (Planned Development) to T-C (Town Center) on 1,468 acres, located within the area designated as Town Center on the Northwest Amendment to the General Plan.
04/16/03	The City Council approved a Site Development Plan Review (SDR-1775) for a 36,000 square-foot Pre-School and Elementary School and a Reduction of the On-Site Landscape Requirements and a Special Use Permit (SUP-1771) for a Pre-School and an Elementary School within Montecito Town Center on 4.9 acres adjacent to the north side of Montecito Parkway and the south side of Rome Boulevard.
02/16/06	A deed was recorded for a change of ownership.

WVR-35710 - Staff Report Page Two
October 8, 2009 - Planning Commission Meeting

07/13/06	The Planning Commission approved a Site Development Plan Review (SDR-13684) for a 186,300 square-foot six-story Office Building and a 41,377 square-foot parking structure on 8.01 acres at the southwest corner of Rome Boulevard and Grand Montecito Parkway.
11/30/06	Civil Improvement Plans were submitted for a 186,300 square-foot six-story office building and a 41,377 sq ft parking structure at 6605 Grand Montecito Parkway. The plans were finalized on 04/25/07.
08/28/07	Staff approved a Temporary Commercial Permit (TCP-24266) for a construction trailer at 6605 Grand Montecito Parkway. The permit expired on 11/11/08.
11/20/08	The Planning Commission approved a Master Sign Plan (MSP-30236) for a commercial development on 7.96 acres at 6605 Grand Montecito Parkway.
Related Building Permits/Business Licenses	
01/11/07	A Business License (#C11-08740) was issued for a contractor at 6605 Grand Mon Montecito Parkway. The license remains active at this location.
11/19/07	A Building Permit (#23309) was issued for off-site power service installation for A 186,300 sq ft six-story office building and a 41,377 sq ft parking structure at 6605 Grand Montecito Parkway. The permit was finalized on 12/05/07.
02/23/09	A Building Permit (#7002912) was issued for onsite water/sewer/storm drain at 6605 Grand Montecito Parkway. The permit has not been finalized.
	A Building Permit (#7002844) was issued for office shell building at 6605 Grand Montecito Parkway. The permit has not been finalized.
Pre-Application Meeting	
08/21/09	A pre-application meeting was held where the submittal requirements for a Waiver of the Town Center Development Standards were discussed. Topics included: • Title 19.12.040(E)(2) requirements for the proposed use.
Neighborhood Meeting	
A neighborhood meeting was not held, nor was one required.	
Field Check	
09/03/09	During a routine site inspection staff observed a Utility box with no landscaping that directly abuts the public right-of-way (sidewalk).

Details of Application Request	
Site Area	
Net Acres	7.96 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office	TC (Town Center)	T-C (Town Center) (Mixed-Use Commercial - Montecito Town Center Special Land Use designation)
North	Private School	TC (Town Center)	T-C (Town Center) (Mixed-Use Commercial - Montecito Town Center Special Land Use designation)
South	Undeveloped	TC (Town Center)	T-C (Town Center) [MS-TC (Main Street Mixed-Use Montecito Town Center) Special Land Use designation]
East	Single-Family Dwellings	TC (Town Center)	T-C (Town Center) [L-TC (Low Density Residential Montecito Town Center) Special Land Use designation]
West	Undeveloped	TC (Town Center)	T-C (Town Center) [MS-TC (Main Street Mixed-Use Montecito Town Center) Special Land Use designation]

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
T-C Town Center District	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
T-C Town Center District	X		Y
Montecito Town Center	X		Y
Trails (Town Center Nine-Foot Loop Trail)	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Waivers		
Request	**Requirement**	**Staff Recommendation**
To allow a Utility box in excess of 27 cubic feet to be setback zero feet from the public right-of-way with no landscaping where three feet of landscaping is required	A minimum of three feet of landscaping between the utility box and the sidewalk	Approval

ANALYSIS

This is a request for a Waiver of Title 19.12.040(E)(2) to a allow a 394 cubic-foot utility box to be setback zero feet from the public right-of-way with no landscaping where three feet of landscaping is required at 6605 Grand Montecito Parkway. Town Center Development standards do not cover landscaping requirements for utility boxes, therefore Title 19.12.040(E)(2) development standards apply. A Nevada Power plan was approved and a building permit was issued for "Montecito Point" on November 19, 2007 for the utility box in question. The approved plan indicates a three-foot landscape buffer separating the utility box from the public right-of-way; however the utility box was not built according to the approved plan. The utility box is not located within an existing public easement and does not interfere with Site Visibility Restriction Zones; therefore, staff recommends approval of this request.

FINDINGS

The proposed use can be conducted in a harmonious manner with the adjacent uses. In addition, the Utility box is not located within an existing public easement and does not interfere with Site Visibility Restriction Zones; therefore, staff is recommending approval.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 376

WVR-35710 - Staff Report Page Five
October 8, 2009 - Planning Commission Meeting

APPROVALS 3

PROTESTS 4

JB

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **WVR-35710** APN: 125-20-810-002

Name of Property Owner: Montecito Partners LLC

Name of Applicant: Montecito Partners LLC

Name of Representative: Martin Harris Construction

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Michael S. Curless

Subscribed and sworn before me

This 31st day of March, 2009

_____

Notary Public in and for said County and State

NOTARY SEAL INDIANA

Sarah E. Kuester
#553566
Hamilton County
My Commission Expires on:
September 11, 2014

WVR-35710
10/08/09 PC

RECEIVED
AUG 2 1 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

LAUTH®

MONTECITO OFFICE BUILDING

6605 GRAND MONTECITO PARKWAY
LAS VEGAS, NEVADA 89149
APN# 125-20-810-002

INDEX OF DRAWINGS

* NOT INCLUDED WITH SUBMITTAL

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.

4	2007-07-31	C1.1	COVER SHEET
4	2007-07-31	C1.2	GENERAL NOTES
4	2007-07-31	C1.3	VICINITY MAP
4	2007-07-31	C2.1	HORIZONTAL CONTROL PLAN 1
4	2007-07-31	C2.2	HORIZONTAL CONTROL PLAN 2
4	2007-07-31	C3.1	GRADING PLAN 1
4	2007-07-31	C3.2	GRADING PLAN 2
4	2007-07-31	C4.0	FIRE ACCESS PLAN
4	2007-07-31	C4.1	UTILITY PLAN 1
4	2007-07-31	C4.2	UTILITY PLAN 2
4	2007-07-31	C5.1	DETAIL SHEET

LANDSCAPE ARCHITECT: SOUTHWICK LANDSCAPE ARCHITECTS

4	2007-07-31	L1.01	PLANTING PLAN
3	2007-04-12	L1.02	PLANTING PLAN
4	2007-07-31	L1.03	PLANTING PLAN
3	2007-04-12	L2.01	IRRIGATION PLAN
3	2007-04-12	L2.02	IRRIGATION PLAN
3	2007-04-12	L2.03	IRRIGATION PLAN
4	2007-07-31	L3.01	PLANTING DETAILS
3	2007-04-12	L3.02	PLANTING DETAILS
3	2007-04-12	L4.01	IRRIGATION DETAILS
3	2007-04-12	L4.02	IRRIGATION DETAILS

ARCHITECT: SEM ARCHITECTS INC

4	2008-03-19	A-001	COVER SHEET
4	2008-03-19	A-002	GENERAL INFORMATION
4	2008-03-19	A-003	UL ASSEMBLIES
4	2008-03-19	A-004	UL ASSEMBLIES
4	2008-03-19	A-005	UL ASSEMBLIES
4	2008-03-19	A-050	EXITING PLAN (GARAGE)
4	2008-03-19	A-051	EXITING PLAN (FIRST LEVEL)
4	2008-03-19	A-052	EXITING PLAN (SECOND LEVEL)
4	2008-03-19	A-053	EXITING PLAN (THIRD LEVEL)
4	2008-03-19	A-054	EXITING PLAN (FOURTH LEVEL)
4	2008-03-19	A-055	EXITING PLAN (FIFTH LEVEL)
4	2008-03-19	A-056	EXITING PLAN (SIXTH LEVEL)
4	2008-03-19	A-100	SITE PLAN
4	2008-03-19	A-101	PARKING GARAGE PLANS
4	2008-03-19	A-102	ENLARGED SITE PLANS
4	2008-03-19	A-103	SITE DETAILS
4	2008-03-19	A-104	PARKING GARAGE SECTIONS
4	2008-03-19	A-105	PLAZA PLAN
4	2008-03-19	A-200	FLOOR PLAN (FIRST LEVEL)
4	2008-03-19	A-201	FLOOR PLAN (SECOND LEVEL)
4	2008-03-19	A-202	FLOOR PLAN (THIRD LEVEL)
4	2008-03-19	A-203	FLOOR PLAN (FOURTH LEVEL)
4	2008-03-19	A-204	FLOOR PLAN (FIFTH FLOOR)
4	2008-03-19	A-205	FLOOR PLAN (SIXTH FLOOR)
4	2008-03-19	A-206	ENLARGED FLOOR PLANS
4	2008-03-19	A-207	ENLARGED FLOOR PLANS
4	2008-03-19	A-208	ENLARGED FLOOR PLANS
4	2008-03-19	A-209	ENLARGED FLOOR PLANS
4	2008-03-19	A-210	CEILING PLAN (FIRST LEVEL)
4	2008-03-19	A-211	CEILING PLAN (SECOND LEVEL)
4	2008-03-19	A-212	CEILING PLAN (THIRD LEVEL)
4	2008-03-19	A-213	CEILING PLAN (FOURTH LEVEL)
4	2008-03-19	A-214	CEILING PLAN (FIFTH LEVEL)
4	2008-03-19	A-215	CEILING PLAN (SIXTH FLOOR)
4	2008-03-19	A-216	ENLARGED CEILING PLANS
4	2008-03-19	A-217	ENLARGED CEILING PLANS
4	2008-03-19	A-218	ENLARGED CEILING PLANS
4	2008-03-19	A-219	ENLARGED CEILING PLANS
4	2008-03-19	A-220	ROOF PLAN
4	2008-03-19	A-221	ROOF DETAILS
4	2008-03-19	A-225	PENTHOUSE PLANS
4	2008-03-19	A-300	EXTERIOR ELEVATIONS
4	2008-03-19	A-301	EXTERIOR ELEVATIONS
4	2008-03-19	A-302	PARKING GARAGE ELEVATIONS
4	2008-03-19	A-303	PANEL ELEVATIONS
4	2008-03-19	A-400	BUILDING SECTIONS
4	2008-03-19	A-405	WALL SECTIONS
4	2008-03-19	A-410	ELEVATOR SECTIONS
4	2008-03-19	A-415	STAIR SECTIONS
4	2008-03-19	A-450	WALL TYPES
4	2008-03-19	A-500	PLAN DETAILS
4	2008-03-19	A-501	PLAN DETAILS
4	2008-03-19	A-510	SECTION DETAILS
4	2008-03-19	A-511	SECTION DETAILS
4	2008-03-19	A-512	SECTION DETAILS
4	2008-03-19	A-600	DOOR SCHEDULE
4	2008-03-19	A-601	FINISH SCHEDULE
4	2008-03-19	A-602	WINDOW ELEVATIONS
4	2008-03-19	A-603	WINDOW & DOOR DETAILS
4	2008-03-19	A-700	RESTROOM ACCESSORY PLAN
4	2008-03-19	A-710	FLOOR FINISH PLANS
4	2008-03-19	A-711	FLOOR FINISH PLANS
4	2008-03-19	A-712	FLOOR FINISH PLANS
4	2008-03-19	A-713	FLOOR FINISH PLANS
4	2008-03-19	A-720	RESTROOM ELEVATIONS
4	2008-03-19	A-721	INTERIOR ELEVATIONS

STRUCTURAL ENGINEER: PAUL - KOEHLER

6	2007-12-14	S001	GENERAL STRUCTURAL NOTES
4	2007-07-31	S002	GENERAL STRUCTURAL NOTES
4	2007-07-31	S003	TYPICAL DETAILS
4	2007-07-31	S004	TYPICAL DETAILS
4	2007-07-31	S101	PARKING GARAGE FOUNDATION PLAN
5	2007-11-14	S102	PARKING GARAGE UPPER FRAMING PLAN
6	2007-12-14	S201	FOUNDATION PLAN
6	2007-12-14	S202	SECOND FLOOR FRAMING
6	2007-12-14	S203	THIRD FLOOR FRAMING
6	2007-12-14	S204	FOURTH FLOOR FRAMING
6	2007-12-14	S205	SIXTH FLOOR FRAMING
6	2007-12-14	S206	ROOF FRAMING PLAN
4	2007-07-31	S301	ENLARGED SHEAR WALL
6	2007-12-14	S302	SHEAR WALL ELEVATION
6	2007-12-14	S401	FOUNDATION DETAILS
4	2007-07-31	S402	FOUNDATION DETAILS
4	2007-07-31	S501	FRAMING DETAILS
6	2007-12-14	S502	FRAMING DETAILS
4	2007-07-31	S503	FRAMING DETAILS
6	2007-12-14	S504	FRAMING DETAILS
4	2007-07-31	S601	STUD WALL ELEVATION AND DETAILS
4	2007-07-31	S701	STAIR FRAMING PLAN AND DETAILS

PLUMBING & HVAC DESIGN: KRAEMER ENGINEERING, INC.

4	2008-03-19	P-100	PARKING GARAGE PLUMBING FLOOR PLAN
4	2008-03-19	P-101	PLUMBING SITE/CENTRAL PLANT PLANS
4	2008-03-19	P-201	PLUMBING FLOOR PLAN (FIRST LEVEL)
4	2008-03-19	P-202	PLUMBING FLOOR PLAN (SECOND LEVEL)
4	2008-03-19	P-203	PLUMBING FLOOR PLAN (THIRD LEVEL)
4	2008-03-19	P-204	PLUMBING FLOOR PLAN (FOURTH LEVEL)
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4	2008-03-19	P-302	HW/CW RISER DIAGRAM
4	2008-03-19	P-401	PLUMBING DETAILS
4	2008-03-19	P-402	PLUMBING DETAILS
4	2008-03-19	M-001	MECHANICAL COVER SHEET
4	2008-03-19	M-101	MECHANICAL SITE/CENTRAL PLANT PLAN
4	2008-03-19	M-102	MECHANICAL PARKING GARAGE PLAN
4	2008-03-19	M-103	MECHANICAL SHEET REFERENCE
4	2008-03-19	M-201A	PARTIAL MECHANICAL FLOOR PLAN (FIRST LEVEL)
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4	2008-03-19	M-202B	PARTIAL MECHANICAL FLOOR PLAN (SECOND LEVEL)
4	2008-03-19	M-203A	PARTIAL MECHANICAL FLOOR PLAN (THIRD LEVEL)
4	2008-03-19	M-203B	PARTIAL MECHANICAL FLOOR PLAN (THIRD LEVEL)
4	2008-03-19	M-204A	PARTIAL MECHANICAL FLOOR PLAN (FOURTH LEVEL)
4	2008-03-19	M-204B	PARTIAL MECHANICAL FLOOR PLAN (FOURTH LEVEL)
4	2008-03-19	M-205A	PARTIAL MECHANICAL FLOOR PLAN (FIFTH LEVEL)
4	2008-03-19	M-205B	PARTIAL MECHANICAL FLOOR PLAN (FIFTH LEVEL)
4	2008-03-19	M-206A	PARTIAL MECHANICAL FLOOR PLAN (SIXTH FLOOR)
4	2008-03-19	M-206B	PARTIAL MECHANICAL FLOOR PLAN (SIXTH FLOOR)
4	2008-03-19	M-207	MECHANICAL ROOF PLAN
4	2008-03-19	M-301	MECHANICAL PIPING SCHEMATIC
4	2008-03-19	M-401	MECHANICAL RISERS
4	2008-03-19	M-501	MECHANICAL SCHEDULES
4	2008-03-19	M-502	MECHANICAL DETAILS
4	2008-03-19	M-503	MECHANICAL DETAILS
4	2008-03-19	M-504	ENERGY CODE COMPLIANCE FORMS

ELECTRICAL DESIGN: MCGREW ENGINEERING

4	2008-03-19	E-101	SITE PLAN
4	2008-03-19	E-102	PARKING GARAGE PLANS
4	2008-03-19	E-103	ELECTRICAL SHEET REFERENCE
4	2008-03-19	E-201A	POWER PLAN - FIRST LEVEL
4	2008-03-19	E-201B	POWER PLAN - FIRST LEVEL
4	2008-03-19	E-202A	POWER PLAN - SECOND LEVEL
4	2008-03-19	E-202B	POWER PLAN - SECOND LEVEL
4	2008-03-19	E-203A	POWER PLAN - THIRD LEVEL
4	2008-03-19	E-203B	POWER PLAN - THIRD LEVEL
4	2008-03-19	E-204A	POWER PLAN - FOURTH LEVEL
4	2008-03-19	E-204B	POWER PLAN - FOURTH LEVEL
4	2008-03-19	E-205A	POWER PLAN - FIFTH LEVEL
4	2008-03-19	E-205B	POWER PLAN - FIFTH LEVEL
4	2008-03-19	E-206A	POWER PLAN - SIXTH LEVEL
4	2008-03-19	E-206B	POWER PLAN - SIXTH LEVEL
4	2008-03-19	E-207	ELECTRICAL ROOF PLAN
4	2008-03-19	E-301A	LIGHTING PLAN - FIRST LEVEL
4	2008-03-19	E-301B	LIGHTING PLAN - FIRST LEVEL
4	2008-03-19	E-302A	LIGHTING PLAN - SECOND LEVEL
4	2008-03-19	E-302B	LIGHTING PLAN - SECOND LEVEL
4	2008-03-19	E-303A	LIGHTING PLAN - THIRD LEVEL
4	2008-03-19	E-303B	LIGHTING PLAN - THIRD LEVEL
4	2008-03-19	E-304A	LIGHTING PLAN - FOURTH LEVEL
4	2008-03-19	E-304B	LIGHTING PLAN - FOURTH LEVEL
4	2008-03-19	E-305A	LIGHTING PLAN - FIFTH LEVEL
4	2008-03-19	E-305B	LIGHTING PLAN - FIFTH LEVEL
4	2008-03-19	E-306A	LIGHTING PLAN - SIXTH LEVEL
4	2008-03-19	E-306B	LIGHTING PLAN - SIXTH LEVEL
4	2008-03-19	E-400	SINGLE LINE DIAGRAM
4	2008-03-19	E-401	PANEL SCHEDULES
4	2008-03-19	E-402	PANEL SCHEDULES
4	2008-03-19	E-403	PANEL SCHEDULES
4	2008-03-19	E-404	LOAD CALCULATIONS
4	2008-03-19	E-405	DETAILS
4	2008-03-19	E-500	LIGHTNING PROTECTION
4	2008-03-19	E-600	SYMBOLS & SCHEDULES

FIRE PROTECTION DESIGN: ROLF JENSEN & ASSOCIATES INC.

4	2008-03-19	FP-200	FIRE PROTECTION (1ST LEVEL)
4	2008-03-19	FP-201	FIRE PROTECTION (TYP. LEVEL)
4	2008-03-19	FP-202	FIRE PROTECTION DETAILS
4	2008-03-19	FA-300	FIRE ALARM (FIRST LEVEL)
4	2008-03-19	FA-301	FIRE ALARM (TYP. LEVEL)
4	2008-03-19	FA-302	FIRE ALARM RISER
4	2008-03-19	SC-201	SMOKE CONTROL FIRST LEVEL PLAN
3	2007-05-11	SC-202	SMOKE CONTROL SECOND THRU SIXTH FLOOR PLANS
3	2007-05-11	SC-203	SMOKE CONTROL ROOF PLAN
3	2007-05-11	SC-501	MECHANICAL SCHEDULES
3	2007-05-11	SC-502	SCHEMATICS AND LEGENDS
3	2007-05-11	SC-503	FUNCTIONAL MATRIX

PROJECT TEAM

OWNER
LAUTH PROPERTY GROUP
7887 E. BELLVIEW AVENUE, SUITE 900
ENGLEWOOD, COLORADO 80111
PHONE 720-279-5400
FAX 720-279-5341

ARCHITECT
SEM of NEVADA LLC
677 S. COLORADO BOULEVARD, SUITE 200
DENVER, COLORADO 80246
PHONE 303-220-8900
FAX 303-220-0708

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES
2080 E. FLAMINGO RD., SUITE 210
LAS VEGAS, NEVADA 89119
PHONE 702-862-3607
FAX 702-735-4949

FIRE PROTECTION DESIGN
ROLF JENSEN & ASSOCIATES, INC.
101 CONVENTION CENTER DRIVE
SUITE 650
LAS VEGAS, NV 89109
PHONE 702-699-5391
FAX 702-699-5534

LANDSCAPING ARCHITECT
SOUTHWICK LANDSCAPE
12 COMMERCE CENTER DR., SUITE D44
HENDERSON, NEVADA 89014
PHONE 702-597-3108
FAX 702-597-3177

STRUCTURAL ENGINEER
PAUL - KOEHLER
5230 WEST PATRICK LANE, SUITE 100
LAS VEGAS, NEVADA 89118
PHONE 702-216-1309
FAX 702-216-1314

PLUMBING DESIGN
KRAEMER ENGINEERING, INC.
16605 NORTH 28TH AVE., SUITE 102
PHOENIX, ARIZONA 85053-7550
PHONE 602-285-1669
FAX 602-285-9450

HVAC DESIGN
KRAEMER ENGINEERING, INC.
16605 NORTH 28TH AVE., SUITE 102
PHOENIX, ARIZONA 85053-7550
PHONE 602-285-1669
FAX 602-285-9450

ELECTRICAL DESIGN
MCGREW ENGINEERING
16605 NORTH 28TH AVE., SUITE 104
PHOENIX, ARIZONA 85053-7550
PHONE 602-331-0114
FAX 602-331-0127

PARKING GARAGE ALLOWABLE AREA CALCULATION PER ITEMS 6 AND 6A:

ALLOWABLE: 26,000 S.F.
INCREASE FOR MULTI STORY: X 2 = 52,000 S.F.
INCREASE FOR AUTOMATIC SPRINKLER SYSTEM: X 2 = 104,000 S.F. TOTAL ALLOWABLE
ACTUAL: 98,900 S.F.

TABLE 'A'

TOTAL NUMBER OF REQUIRED FIXTURES (MIXED-USE BUILDING)

OCCUPANCY	OCCUPANT LOAD	WATER CLOSETS RATIO	WATER CLOSETS MEN	WATER CLOSETS RATIO	WATER CLOSETS WOMEN	LAVATORIES RATIO	LAVATORIES MEN	LAVATORIES WOMEN	DRINKING FOUNTAINS	SERVICE SINK
B	1,818	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50	19	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50	19	1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80	12	12	1 per 100	-
S-2	N/A	1 per 100	N/A	1 per 100	N/A	1 per 100	N/A	N/A	1 per 1000	-
Total			38				24		18	1

OFFICE BUILDING

ANALYSIS ITEMS:	CODE REFERENCE
1. OCCUPANCY: B	IBC CHAPTER 3
2. TYPE IB CONSTRUCTION	IBC CHAPTER 6
2a. REDUCED TO TYPE IIA REQUIREMENTS PER SECTION 403.3.2, 1-HOUR RATING FOR ALL STRUCTURAL ELEMENTS	TABLE 601
3. FIRE SPRINKLERS - YES	IBC 903, 904, 906
3a. FIRE DETECTION & FIRE ALARM SYSTEM - YES	IBC 907, 907.2.12
3b. CLASS 1 STANDPIPES - YES	IBC 905, 903

i. LOCATIONS INCLUDE: EVERY VESTIBULE SERVING EACH STAIR ENCLOSURE. ADDITIONAL OUTLETS TO MEET 100 FEET OF HOSE PLUS 30 FEET OF SPRAY.
NOTE: REFER TO FP SHEETS FOR SPECIFIC LOCATION OF STANDPIPES.

3c. STANDBY POWER REQUIRED PER 2702	IBC 403.11
4. HEIGHT - ACTUAL 94'-6" ALLOWABLE 160'	IBC 504 AND TABLE 503
5. STORIES - ACTUAL 6 STORY ALLOWABLE 11 STORY	IBC 504 AND TABLE 503
6. AREA - ACTUAL 187,410 G.S.F. ALLOWABLE UNLIMITED	IBC 504 AND TABLE 503
7. OCCUPANT LOAD OFFICE - 180,000 S.F. @ 1/100 = 1,800	IBC 1004
8. EXITS - REQUIRED 3 PROVIDED 4	IBC 1014, TABLE 1004.1.2
9. NO FIRE RESISTIVE REQUIREMENTS FOR EXTERIOR WALLS AND OPENINGS WITH 30' SEPARATION.	IBC TABLE 601, 602, 704

10. 1-HOUR RATING FOR ALL STRUCTURAL BUILDING ELEMENTS.
U.L. DESIGN D786, N791, X771 & Y725
2-HOUR RATING FOR STAIR ENCLOSURES, EXIT PASSAGEWAYS, FIRE RISER / PUMP ROOM, FIRE COMMAND CENTER, ELEVATOR CONTROL ROOM, MAIN ELECTRICAL ROOM.
U.L. DESIGN U495
2-HOUR RATING FOR ELEVATOR SHAFT ENCLOSURES.
U.L. DESIGN U415
1-HOUR RATING FOR MECHANICAL SHAFT ENCLOSURES.
U.L. DESIGN U499

11. SPECIAL INSPECTION(S) REQUIRED — CHAPTER 17
PER SECTION 1704, SPECIAL INSPECTION IS REQUIRED FOR THE FOLLOWING ITEMS:

1. CONCRETE:
   A) DURING THE TAKING OF TEST SPECIMENS.
   B) DURING THE PLACEMENT OF ALL REINFORCED CONCRETE, UNLESS NOTED OTHERWISE.
   C) NO INSPECTION IS REQUIRED FOR SLABS ON GRADE.
2. BOLTS IN CONCRETE:
   A) DURING THE PLACEMENT OF CONCRETE AROUND BOLTS.
3. REINFORCING STEEL(PERIODIC):
   A) DURING THE PLACING OF REINFORCING STEEL FOR ALL CONCRETE REQUIRED TO HAVE SPECIAL INSPECTION NOTED ABOVE.
4. WELDING:
   A) VISUAL INSPECTION OF ALL FIELD WELDS.
   B) NON-DESTRUCTIVE TESTING OF ALL COMPLETE PENETRATION WELDS.
5. HIGH STRENGTH BOLTING:
   A) VERIFICATION OF SNUG TIGHT BOLT INSTALLATION FOR A325N BOLTS (BY OTHERS).
   B) VERIFICATION FOR SLIP CRITICAL (SC) AT ALL MOMENT FRAMES AND BRACED FRAMES OTHERS).
6. STRUCTURAL MASONRY (PERIODIC):
   A) DURING PREPARATION OF PRISMS.
   B) DURING PLACEMENT OF REINFORCING AND GROUT.
   C) CLEANOUTS PRIOR TO CLOSING.
7. EXPANSION AND EPOXY BOLTS:
   A) DURING PLACEMENT OF ALL EXPANSION AND EPOXY BOLTS, FOR VISUAL VERIFICATION OF HOLE DIAMETER AND DEPTH AND PLACEMENT OF BOLT AND/OR EPOXY.
8. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:
   A) THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED TO BE CERTAIN IT CONFORMS WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATION.
   B) THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, AND TO THE ENGINEER.
   C) UPON COMPLETION OF THE ASSIGNED WORK THE ENGINEER OR ARCHITECT SHALL COMPLETE AND SIGN THE APPROPRIATE FORMS CERTIFYING THAT TO THE BEST OF HIS KNOWLEDGE THE WORK IS IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.

12. CODE YEAR / TYPE 2003 IBC & CITY OF LAS VEGAS AMENDMENTS (LVA)

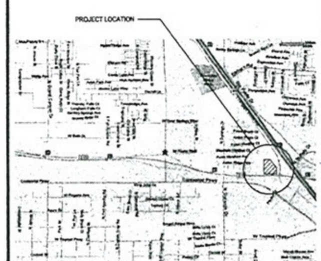
ENCLOSED PARKING GARAGE

ANALYSIS ITEMS:	CODE REFERENCE
1. OCCUPANCY: S2	IBC 406
1a. MECHANICAL VENTILATION SYSTEM REQUIRED	IBC 406.4.2
2. TYPE II-B CONSTRUCTION	IBC CHAPTER 6
3. FIRE SPRINKLERS - YES	IBC 903
3a. SEPARATE MANUAL DRY STANDPIPE SYSTEM.	
NOTE: REFER TO FP SHEETS FOR SPECIFIC LOCATIONS OF STANDPIPES.	
4. HEIGHT - ACTUAL 23'-4" ALLOWABLE 55'	TABLE 503
5. STORIES - ACTUAL 2 STORY ALLOWABLE 4 STORY	TABLE 503
6. AREA - ACTUAL 98,900 S.F. ALLOWABLE 104,000 S.F.	TABLE 503, IBC 506.3 & 506.4
6a. AUTOMATIC SPRINKLER INCREASE; 200% = 52,000 SF	IBC 506.3
7. OCCUPANT LOAD GARAGE - 86,400 S.F. @ 1/200 = 432	IBC 1004
8. EXITS - REQUIRED 2 PROVIDED 2	IBC 1014, TABLE 1004.1.2
9. NO FIRE RESISTIVE REQUIREMENTS FOR BUILDING ELEMENTS. NO FIRE RESISTIVE REQUIREMENTS FOR EXTERIOR WALLS WITH 10' SEPARATION. NO LIMITS ON EXTERIOR OPENINGS WITH 30' SEPARATION.	IBC TABLE 601, 602, 704
10. 1 HOUR RATING FOR FIRE RISER ROOM RE: SHEET A-003 - TABLE 720.1(2)	IBC TABLE 601
11. SPECIAL INSPECTION(S) REQUIRED (REFER TO REQUIREMENTS LISTED ABOVE)	CHAPTER 17
12. CODE YEAR / TYPE 2003 IBC & CITY OF LAS VEGAS AMENDMENTS (LVA)	

NOTE: REFER TO SHEET A-001 FOR COMPLETE CODE INFORMATION

CLIENT LOGO

AREA MAP



SITE MAP

MONTECITO OFFICE BUILDING

LAS VEGAS, NEVADA

DATE ISSUED
2008-03-19 VE ITEMS

SHEET NO: A-001

RECEIVED
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

IMPROVEMENT PLANS

FOR

MONTECITO POINT

APN# 125-20-810-002

LAUTH

7887 E. BELLEVIEW AVENUE, SUITE 900
ENGLEWOOD, COLORADO 80111
(720) 279-5400 – PHONE
(720) 279-5319 – FAX

DEVELOPER
LAUTH PROPERTY GROUP
7887 E. BELLEVIEW AVE., SUITE 900
ENGLEWOOD, CO 80111

BASIS OF BEARING
NORTH 00°05'12" EAST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN IN BOOK 113, PAGE 38 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK
CITY OF LAS VEGAS VERTICAL CONTROL POINT "0C90 21W8", BEING A RIVET PLATE IN TOP OF HEADWALL ON THE WEST SIDE OF U.S. 95 @ MP 88.70.
ELEVATION: 2481.85 (FEET)
756.4077 (METERS)
CITY OF LAS VEGAS VERTICAL CONTROL v.2002 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

INDEX

NO.	SHEET	SHEET NAME
1	C1.1	COVER SHEET
2	C1.2	VICINITY MAP
3	C1.3	GENERAL NOTES
4	C2.1	HORIZONTAL CONTROL, SIGNAGE & STRIPING PLAN 1
5	C2.2	HORIZONTAL CONTROL, SIGNAGE & STRIPING PLAN 2
6	C3.1	GRADING PLAN 1
7	C3.2	GRADING PLAN 2
8	C4.0	FIRE ACCESS PLAN
9	C4.1	UTILITY PLAN 1
10	C4.2	UTILITY PLAN 2
11	C5.1	DETAIL SHEET
		LANDSCAPE PLANS
1	L1.01	PLANTING PLAN
2	L1.02	PLANTING PLAN
3	L1.03	PLANTING PLAN
4	L2.01	IRRIGATION PLAN
5	L2.02	IRRIGATION PLAN
6	L2.03	IRRIGATION PLAN
7	L3.01	PLANTING DETAILS
8	L3.02	PLANTING DETAILS
9	L4.01	IRRIGATION DETAILS
10	L4.02	IRRIGATION DETAILS

101625 SD 102914 184806 SDM

APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE LISTED UNDER "DEVIATIONS FROM STANDARDS." THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN "DEVIATIONS FROM STANDARDS" IN FAVOR OF THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA.

George Cervantes by CLE — 4/15/07
JORGE M. CERVANTES, P.E. #19077 — DATE
CITY ENGINEER
CITY OF LAS VEGAS, NEVADA

REV #	REV DESCRIPTION	SHEET(S)	APPD BY	DATE APPD.
3	ADD SECONDARY FIRE LANE	C4.2	KB	5/11/7
4	ADD CLARIFICATION TO ADA ROUTE	C3.2	KB	8/27/7
5	LANDSCAPE VE-CHANGES			

APPROVALS

CITY OF LAS VEGAS FIRE MARSHAL — 2.6.07 DATE

LAS VEGAS VALLEY WATER DISTRICT PROJECT #112503 — 10/31/07 DATE
SHEETS C1.1, C1.2, C1.3, C4.0, C4.1, C4.2

Wendy Backerman — 11/01/07 DATE
NEVADA POWER COMPANY

NEVADA POWER COMPANY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NEVADA POWER COMPANY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.

Richard A. Cornell — 1-8-07 DATE
SOUTHWEST GAS CORPORATION

Jerri J. Stokes — 1.9.07 DATE
EMBARQ TELEPHONE COMPANY

THE AFFIXED EMBARQ TELEPHONE COMPANY APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

Sadonna Brennan — 1-10-07 DATE
COX COMMUNICATIONS, Las Vegas, Inc.

M. MARGO WHEELER, AICP — 02/15/07 DATE
DIRECTOR OF PLANNING AND DEVELOPMENT

THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT.

PROJECT NAME: MONTECITO POINT
This project water plan complies with the Las Vegas Valley Water District's technical requirements. However, this water plan is NOT APPROVED FOR CONSTRUCTION at this time and this signature does not provide or imply a water commitment.
LVVWD — DATE: CLARK 4-C&D-C4.2 — 1/30/07 DATE — EDILIRO

SAFETY ALERT — Call Before You Overhead — 1-702-883-6111

Avoid cutting underground utility lines. It's costly. Call before you Dig — 1-800-227-2600

Call before you UnderGround — 1-702-455-7511 — 1-702-229-6611

LAUTH — 317-848-6500 • lauthproperty.com

LAUTH PROPERTY GROUP
7887 E. Belleview Ave., Suite 300
Englewood, CO 80111
PROJECT: MCP
CONTACT: Rob Kay
PH: 720-279-5340
FAX: 720-279-5341
E-MAIL: rkay@lauthproperty.com
PROJECT NUMBER: 7764
STATE NUMBER:

Kimley-Horn and Associates, Inc. — Civil Engineers, Land Planners, Surveyors, Environmental Consultants
3760 East Flamingo Road, Suite 310, Las Vegas, Nevada 89121
PH: 702.733.7351 FAX: 702.735.3555
WEB: www.kimley-horn.com

RICHARD A. WOLES — Exp. 12/31/07 — CIVIL — No. 10387 — STATE OF NEVADA — PROFESSIONAL ENGINEER

CERTIFIED BY

TITLE: COVER SHEET

PROJECT: MONTECITO POINT
Core and Shell
6605 Grand Montecito Parkway
Las Vegas, Nevada 89149

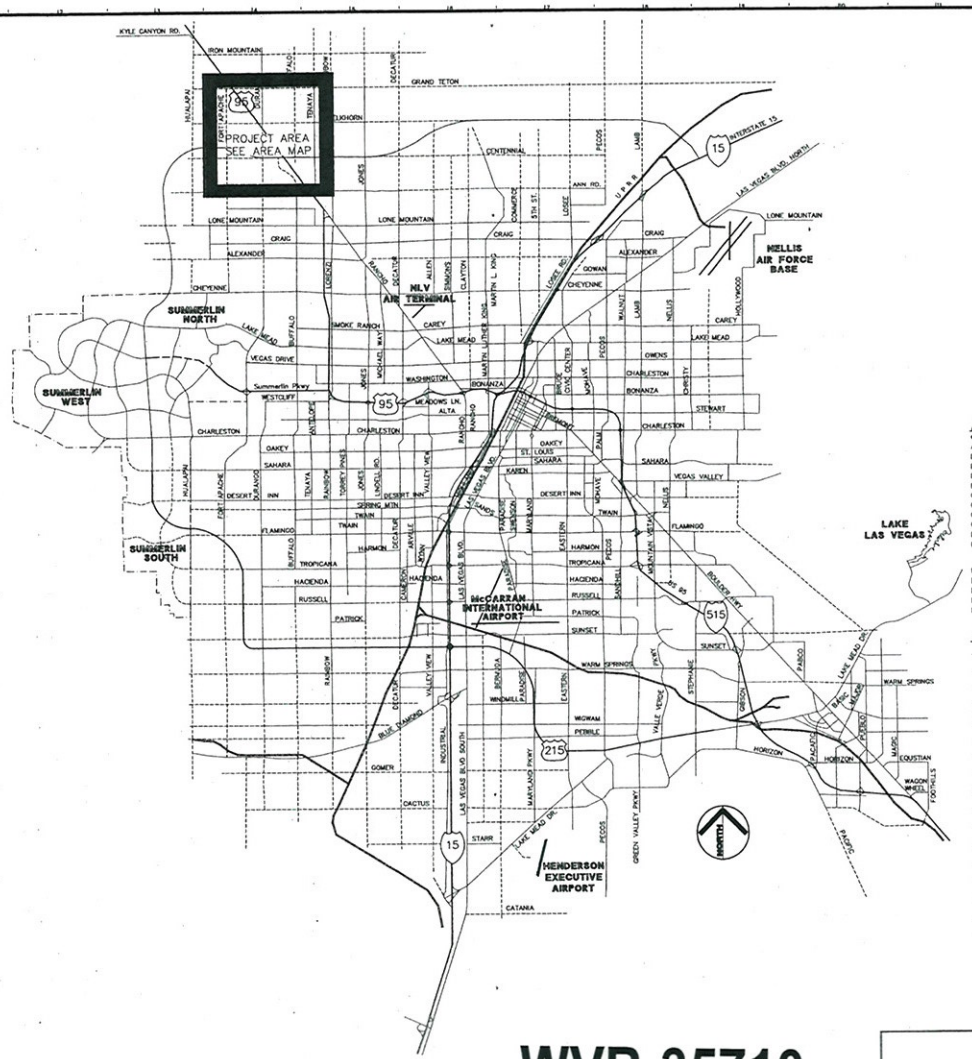
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	2007-01-08
2	CITY COMMENTS	2007-04-30
3	CITY COMMENTS	2007-08-07

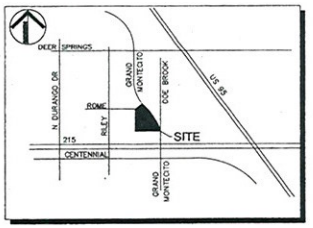
DRAWING NO. C1.1 — SHEET 1 OF 21

CLV # 107V4839

WVR-35710
10/08/09 PC

RECEIVED
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT





AREA MAP
N.T.S.

ABBREVIATIONS

@	AT	EVC	END VERTICAL CURVE	PVC	POLY VINYL CHLORIDE
AC	ASPHALTIC CONCRETE	EX	EXISTING	PVI	POINT OF VERTICAL INTERSECTION
BC	BACK OF CURB	FG	FINISHED GRADE	R	RIGHT OR RADIUS
BCR	BEGIN CURB RETURN	FH	FIRE HYDRANT	RCP	REINFORCED CONCRETE PIPE
BM	BENCHMARK	FL	FLOWLINE	S	SOUTH
BVC	BEGIN VERTICAL CURVE	FS	FINISHED SURFACE	SSMH	SANITARY SEWER MANHOLE
CL OR ℄	CENTERLINE	FT	FOOT OR FEET	SS	SANITARY SEWER
CLV	CITY of LAS VEGAS	HP	HIGH POINT	STA	STATION
CONN	CONNECTION	HT	HEIGHT	STD	STANDARD
CY	CUBIC YARD	INT	INTERSECTION	SY	SQUARE YARD
D OR Δ	DELTA ANGLE	INV	INVERT	(TYP)	TYPICAL
DCSWW	DESIGN and CONSTRUCTION STANDARDS for WASTEWATER collection systems	LF	LINEAR FEET	UDACS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS for water distribution systems
		L	LEFT		
		LT	LIGHT	USDPWC	UNIFORM STANDARD DRAWINGS for PUBLIC WORKS CONSTRUCTION
DIP	DUCTILE IRON PIPE	MAX	MAXIMUM		
E	EAST	MH	MANHOLE	VC	VERTICAL CURVE
EA	EACH	MIN	MINIMUM	W	WEST OR WATER
EOR	END CURB RETURN	N	NORTH	WL	WATER LINE
ELEV	ELEVATION	NTS	NOT TO SCALE		
		PC	POINT OF CURVATURE		
		PT	POINT OF TANGENCY		

LEGEND

	PROPOSED	EXISTING
PROJECT BOUNDARY		
RIGHT-OF-WAY LINE		CAP W/ BLOW OFF
LOT LINE		FIRE HYDRANT
STA. CENTERLINE AND STATIONING		GATE VALVE
EASEMENT LINE		REDUCER
BACK OF CURB		METER
EDGE OF PAVEMENT		REDUCED PRINCIPAL PRESSURE ASSEMBLY
EXIST. CURB/EDGE OF PAVEMENT		SERVICE PEDESTAL
RETAINING WALL		STREET SIGN
(1420) EXIST. INDEX CONTOUR		100W LUMINARY
EXIST. INTER CONTOUR		150W LUMINARY
MANHOLE S END CAP SANITARY SEWER		200W LUMINARY
END CAP W WATER LINE		250W LUMINARY
STORM DRAIN		400W LUMINARY
MANHOLE S END CAP EXIST. SANITARY SEWER		750W LUMINARY
END CAP W EXIST. WATER LINE		SPOT ELEVATION
EXIST. STORM DRAIN	2.0%	(2.0%) FLOW DIRECTION WITH GRADE

APPROVED FOR CONSTRUCTION
LAS VEGAS VALLEY WATER DISTRICT PROJECT #2503 — DATE 10/3/07

SAFETY ALERT
Call Before You Overhead 1-702-593-8111

Avoid cutting underground utility lines. It's costly.
Call before you Dig 1-800-227-2600

Call before you UnderGround
1-702-455-7511
1-702-229-6611

LAUTH PROPERTY GROUP
Kimley-Horn and Associates, Inc.
RICHARD A. MOLES — Las. 12/31/07 — CIVIL

VICINITY MAP

PROJECT
MONTECITO POINT
Core and Shell
6605 Grand Montecito Parkway
Las Vegas, Nevada 89149

DRAWING NO. C1.2 — SHEET 2 OF 23

CLV # 10V4839

WVR-35710
10/08/09 PC

10162600

CLV – GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST REVISED EDITION; THE "SUMMERLIN IMPROVEMENT STANDARDS" FOR WORK IN THE SUMMERLIN AREA; AND OTHER APPLICABLE APPROVED STANDARDS ISSUED BY THE CONTROLLING AGENCY; THE UNIFORM BUILDING CODE; AND ALL LOCAL CITY CODES AND ORDINANCES APPLICABLE, EXCEPT AS NOTED ON THIS SHEET AS "DEVIATIONS FROM STANDARDS".

2. THE EXISTENCE AND LOCATION OF ANY OVERHEAD OR UNDERGROUND UTILITY LINES, PIPES, OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A RESEARCH OF THE AVAILABLE RECORDS. EXISTING UTILITIES AS SHOWN FROM CLV PLANS LIBRARY ARE APPROXIMATE AND FOR RECORD PURPOSES. EXISTING UTILITIES ARE LOCATED ON PLANS ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. EXISTING UTILITY SERVICE LATERALS MAY NOT BE SHOWN ON THE PLANS. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, LOCATE ALL UNDERGROUND AND OVERHEAD INTERFERENCE'S WHICH MAY AFFECT HIS OPERATION DURING CONSTRUCTION AND SHALL TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO SAME. THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN WORKING NEAR OVERHEAD UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COST AND LIABILITY IN CONNECTION THEREWITH.

3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONARY MEASURES NECESSARY TO PROTECT EXISTING UTILITY LINES, STRUCTURES AND STREET IMPROVEMENTS WHICH ARE TO REMAIN IN PLACE, FROM DAMAGE, AND ALL SUCH IMPROVEMENTS OR STRUCTURES DAMAGED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED OR REPLACED SATISFACTORY TO THE CITY ENGINEER AND OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.

4. ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.

5. TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM AT 28 DAYS. MIX DESIGNS TO BE APPROVED BY THE CITY, PRIOR TO THE USE ON THE PROJECT.

6. PERMITS ARE REQUIRED FOR ANY WORK IN THE PUBLIC RIGHT-OF-WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.

7. EXPANSION JOINTS REQUIRED MAXIMUM EVERY 300 FEET (300') IN EXTRUDED-TYPE CURB.

8. AC PAVEMENT TO BE ONE-HALF INCH (1/2") ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS AND CROSS GUTTERS.

9. CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY OF LAS VEGAS SHALL BE REMOVED AND REPLACED PER STANDARD DRAWING 216.

10. SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMPS MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.

11. CONTRACTOR SHALL PROVIDE ALL NECESSARY HORIZONTAL AND VERTICAL TRANSITIONS BETWEEN NEW CONSTRUCTION AND EXISTING SURFACES TO PROVIDE FOR PROPER DRAINAGE AND FOR INGRESS AND EGRESS TO NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS.

12. ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.

13. EXACT LOCATION OF ALL SAW CUT LINES MAY BE ADJUSTED OR DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS ENGINEER IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATION.

14. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT EXISTING PERMANENT SURVEY MONUMENTS. ANY MONUMENTS DISTURBED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.R.S. STATUTE NO. 625.350.

15. UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC., SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOW LINES, AND CROSS GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE CITY ENGINEER.

WALL NOTES:
16. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN ON CIVIL PLANS FOR THE PURPOSE OF REVIEWING GRADING RELATIONSHIPS, FLOOD CONTROL AND SIGHT DISTANCE AT INTERSECTIONS. NEW WALLS REQUIRE A SEPARATE PERMIT AND INSPECTION BY THE BUILDING DEPARTMENT.

17. ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT WITHIN CITY RIGHT-OF-WAY.

18. CONTRACTOR SHALL ADJUST ALL NEW AND EXISTING INLETS, VALVE BOXES, MANHOLE RIMS, AND SEWER CLEAN OUTS, ETC. TO FINISH GRADE AS APPLICABLE WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.

19. MATERIALS, HANDLING AND PLACEMENT OF PORTLAND CEMENT CONCRETE SHALL BE IN ACCORDANCE WITH APPLICABLE SECTIONS OF NDOT OR THE CLARK COUNTY AREA SPECIFICATIONS (AS APPLICABLE) AND THE PLANS AND DETAILS SHOWN HEREON.

CLV – GRADING NOTES

1. IN THE EVENT THAT ANY UNFORESEEN CONDITIONS NOT COVERED BY THESE NOTES ARE ENCOUNTERED DURING GRADING OPERATIONS, THE OWNER/ENGINEER SHALL BE IMMEDIATELY NOTIFIED FOR DIRECTION.

2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM ALL NECESSARY CUTS AND FILLS WITHIN THE LIMITS OF THIS PROJECT AND THE RELATED OFF-SITE WORK, SO AS TO GENERATE THE DESIRED SUBGRADE, FINISH GRADES AND SLOPES SHOWN.

3. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ALL EXCAVATION. ADEQUATE SHORING SHALL BE DESIGNED AND PROVIDED BY THE CONTRACTOR TO PREVENT UNDERMINING OF ANY ADJACENT FEATURES OR FACILITIES AND/OR CAVING OF THE EXCAVATION.

4. THE CONTRACTOR IS WARNED THAT AN EARTHWORK BALANCE WAS NOT NECESSARILY THE INTENT OF THIS PROJECT. ANY ADDITIONAL MATERIAL REQUIRED OR LEFTOVER MATERIAL FOLLOWING EARTHWORK OPERATIONS BECOMES THE RESPONSIBILITY OF THE CONTRACTOR.

5. THE GRADING CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNER TO PROVIDE FOR THE REQUIREMENTS OF THE PROJECT STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND ASSOCIATED PERMIT.

6. CONTRACTOR SHALL GRADE TO THE LINES AND ELEVATIONS SHOWN ON THE PLANS WITHIN THE FOLLOWING HORIZONTAL AND VERTICAL TOLERANCES AND DEGREES OF COMPACTION, IN THE AREAS INDICATED:

	HORIZONTAL	VERTICAL	COMPACTION
A) PAVEMENT ARE SUBGRADE	0.1'+	+0.0' TO -0.1'	SEE SOILS REPORT
B) ENGINEERED FILL	0.5'+	+0.1' TO -0.1'	SEE SOILS REPORT

COMPACTION TESTING WILL BE PERFORMED BY THE OWNER OR HIS REPRESENTATIVE.

7. ALL CUT AND FILL SLOPES SHALL BE PROTECTED UNTIL EFFECTIVE EROSION CONTROL HAS BEEN ESTABLISHED.

8. THE USE OF POTABLE WATER WITHOUT A SPECIAL PERMIT FOR BUILDING OR CONSTRUCTION PURPOSES INCLUDING CONSOLIDATION OF BACKFILL OR DUST CONTROL IS PROHIBITED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR CONSTRUCTION WATER.

9. THE CONTRACTOR SHALL MAINTAIN THE STREETS, SIDEWALKS AND ALL OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ALL SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS SHALL BE PROMPTLY REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. ALL ADJACENT PROPERTY, PRIVATE OR PUBLIC SHALL BE MAINTAINED IN A CLEAN, SAFE AND USABLE CONDITION.

10. IN THE EVENT THAT ANY TEMPORARY CONSTRUCTION ITEM IS REQUIRED THAT IS NOT SHOWN ON THESE DRAWINGS, THE OWNER AGREES TO PROVIDE AND INSTALL SUCH ITEM AT HIS OWN EXPENSE AND AT THE DIRECTION OF THE CITY ENGINEER. TEMPORARY CONSTRUCTION INCLUDES DITCHES, BERMS, ROAD SIGNS AND BARRICADES, ETC.

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CLV – SEWER NOTES

1. ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTION SYSTEMS AND THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS' CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA, AS AMENDED. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BE AWARE OF THE CONTENTS OF THE ABOVE SPECIFICATIONS.

2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM CONSTRUCTION AS PER PLANS. ANY ADDITIONS, DELETIONS, OR CHANGES SHALL FIRST MEET WITH THE APPROVAL OF THE CITY ENGINEER.

3. CHISEL "S" OR "G" IN CURBS WHERE SEWER OR GAS LATERALS PASS UNDER THE CURB.

4. POLYVINYL (PVC) SEWER PIPE SHALL MEET ASTM D-3034 SDR 35 SPECIFICATIONS, INSTALLED WITH SAND BEDDING AND BACKFILL OF TYPE II AGGREGATE BASE.

5. ALL MANHOLES PAVED IN STREETS EIGHTY FOOT (80') R/W AND LARGER SHALL HAVE CONCRETE COLLARS. STREET LESS THAN EIGHTY FOOT (80') R/W WILL REQUIRE RETROFIT IF PAVING DOES NOT CONFORM TO CITY STANDARDS AT THE MANHOLE.

6. TEE SADDLES SHALL BE USED TO CONNECT SEWER LATERALS TO EXISTING MAIN LINES UP TO TWELVE-INCH (12") DIAMETER. CONNECTIONS TO FIFTEEN-INCH (15") OR LARGER MAINS SHALL REQUIRE SPECIAL PROCEDURES. IN LINE "Y" 'S SHALL BE USED ON LINES TWELVE INCHES (12") OR ABOVE.

7. WATER MAINS SHALL BE PROTECTED IN ACCORDANCE WITH LVVWD STANDARDS WHENEVER A SEWER MAIN CROSSES OVER A WATER MAIN OR THE SEWER IS LESS THAN EIGHTEEN INCHES (18") UNDER A WATER MAIN.

8. ALL CONTRACTORS INSTALLING SEWER MAINS THAT WILL BE UNDER THE JURISDICTION OF THE CITY OF LAS VEGAS MUST BE STATE OF NEVADA CLASS "A" CONTRACTORS.

9. THE CITY OF LAS VEGAS WILL NOT ACCEPT ANY SEWER MAINS THAT HAVE A VERTICAL DEFLECTION OF MORE THAN ONE-TENTH (0.1) OF A FOOT FROM THE APPROVED CONSTRUCTION PLANS AT ANY LOCATION. SEWER MAINS FOUND TO EXCEED THIS TOLERANCE WILL HAVE TO BE REPAIRED OR REMOVED OR REPLACED TO THE SATISFACTION OF THE CITY ENGINEER PRIOR TO THE ACCEPTANCE BY THE CITY OF LAS VEGAS.

10. INSTALLATION OF CURVED SEWER REQUIRES THE USE OF C-900 PVC PIPE WHICH ALLOWS FOR PIPE DEFLECTION AT THE JOINTS.

CLV – STREETLIGHT NOTES

1. ALL STREET LIGHTING INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE STREET LIGHTING PLANS, THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA, NEVADA", LATEST REVISION, AND THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION OFF-SITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST REVISION.

2. NO DEVIATION OF STREET LIGHT, PULL BOX, CONDUITS (ETC.) LOCATIONS SHALL BE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE TRAFFIC/ELECTRICAL FIELD OPERATIONS DIVISION AND THE CITY ENGINEER. ANY DEVIATION FROM THE PLAN LOCATION WILL REQUIRE COMPLIANCE WITH SECTION 623.10.03 (E) OF THE SPECIFICATIONS.

3. ALL EXISTING STREET LIGHTING SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.

4. ALL EMPTY CONDUITS SHALL HAVE PULL STRINGS INSTALLED PRIOR TO FINAL INSPECTION.

5. ANY STRUCTURE SUCH AS BLOCK WALLS, CHAIN LINK FENCES, RETAINING WALLS, ETC., SHALL LEAVE A MINIMUM CLEARANCE OF EIGHTEEN INCHES (18") TO THE FACE OF STREET LIGHTING POLE ON ALL SIDES WHEN STREET LIGHT IS INSTALLED BEHIND SIDEWALK, AND SHALL AT NO TIME COMPLETELY ENCLOSE THE STREET LIGHTING POLE.

6. AS-BUILT DRAWINGS SHALL BE SUPPLIED TO THE ELECTRICAL SERVICES SECTION PRIOR TO ANY PRE-FINAL INSPECTION. THE AS-BUILT DRAWING NEEDS TO BE STAMPED AS-BUILT AND SIGNED BY THE PREPARER.

7. SERVICE POINT SHALL BE COORDINATED WITH NEVADA POWER COMPANY, AND WHEREVER POSSIBLE, BE LOCATED NEAR THE CENTER OF THE CIRCUIT. SERVICE POINTS SHALL BE SHOWN ON THE PLANS.

8. IT SHALL BE ASSUMED THAT IN THE ABSENCE OF AN EXISTING, WORKABLE CIRCUIT TO ATTACH TO, ALL INSTALLATIONS SHALL REQUIRE A NEW SERVICE FOR OPERATION OF THE CIRCUIT.

9. WHEREVER THERE IS AN OVERHEAD UTILITY THAT MAY CONFLICT WITH THE INSTALLATION OF STREET LIGHTING CIRCUITS AND/OR POLES, THESE CONFLICTS MUST BE RESOLVED BETWEEN THE DEVELOPER AND THE UTILITIES INVOLVED BEFORE STREETLIGHT BASES ARE INSTALLED AT NO EXPENSE TO THE CITY OF LAS VEGAS.

10. THE CONTRACTOR SHALL FURNISH COMPLETE SERVICE TO TRANSFORMERS AND CONTROL SYSTEMS IF REQUIRED ON PLANS.

CLV – TRAFFIC NOTES

1. ALL CONSTRUCTION SIGNING, BARRICADING, AND TRAFFIC DELINEATION SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".

2. THE STREET SIGN CONTRACTOR SHALL OBTAIN STREET NAMES AND BLOCK NUMBERING FROM THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.

3. BEFORE ANY WORK IS STARTED IN THE RIGHT-OF-WAY, THE CONTRACTOR SHALL INSTALL ALL ADVANCE WARNING SIGNS FOR THE CONSTRUCTION ZONES. THE CONTRACTOR SHALL INSTALL TEMPORARY STOP SIGNS AT ALL NEW STREET ENCROACHMENTS INTO EXISTING CITY STREETS WHERE WARRANTED IMMEDIATELY AFTER GRADING WORK IS ACCOMPLISHED, AND SHALL MAINTAIN SAID SIGNS UNTIL PERMANENT SIGNS ARE INSTALLED.

4. WHEN A DESIGNATED "SAFE ROUTE TO SCHOOL" IS ENCROACHED UPON BY A CONSTRUCTION WORK ZONE AND PUBLIC WORKS STAFF IDENTIFIES A NEED FOR STUDENTS TO BE ASSISTED IN THE SAFE CROSSING THROUGH THAT WORK ZONE, THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A QUALIFIED "CROSSING GUARD". THE GUARD SHALL BE PRESENT FOR THE FULL DURATION OF TIME THAT CHILDREN ARE LIKELY TO BE PRESENT.

5. IF THE IMPROVEMENTS NECESSITATE THE OBLITERATION, TEMPORARY OBSTRUCTION, TEMPORARY REMOVAL OR RELOCATION OF ANY EXISTING TRAFFIC PAVEMENT MARKINGS, SUCH PAVEMENT MARKINGS SHALL BE RESTORED OR REPLACED WITH LIKE MATERIALS TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL PERMANENT SIGNS SHOWN ON THE PLANS. STREET NAME SIGNS SHALL CONFORM IN THEIR ENTIRETY TO CURRENT CITY STANDARDS. ALL OTHER SIGNS SHALL BE STANDARD SIZE UNLESS OTHERWISE SPECIFIED ON THE PLANS. ALL SIGNPOSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT CITY STANDARDS.

7. WHEN A PROPOSED STREET LIGHT STANDARD IS LOCATED WITHIN FIVE (5') FEET OF ANY PROPOSED SIGN SHOWN ON THE PLANS TO BE MOUNTED ON A SIGNPOST, THE SIGN SHALL BE MOUNTED ON THE STREET LIGHT STANDARD AND THE SIGN POST SHALL BE ELIMINATED.

8. ALL PERMANENT TRAFFIC CONTROL DEVICES CALLED FOR HEREON SHALL BE IN PLACE AND IN FINAL POSITION PRIOR TO ALLOWING ANY PUBLIC TRAFFIC ONTO THE PORTIONS OF THE ROAD(S) BEING IMPROVED HEREUNDER, REGARDLESS OF THE STATUS OF COMPLETION OF PAVING OR OTHER OFF-SITE IMPROVEMENTS CALLED FOR BY THESE PLANS.

9. STREET SIGNS AND STOP SIGNS SHALL BE INSTALLED PER CITY STANDARD SPECIFICATIONS FOR PLACEMENT OF STREET NAME SIGNS.

10. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROL DEVICES AND FLAGGERS TO INSURE THE SAFETY OF THE PUBLIC IN OR AROUND THE WORK AREA. THE CONTRACTOR SHALL HAVE A CERTIFIED ATSSA TRAFFIC CONTROL TECHNICIAN OR IMSA WORK ZONE SAFETY SPECIALIST SET-UP, MAINTAIN AND/OR REMOVE ALL TRAFFIC CONTROL DEVICES IN THE CITY OF LAS VEGAS RIGHTS OF WAY.

11. WORK IN PUBLIC STREETS, ONCE BEGUN, SHALL BE EXPEDITED TO COMPLETION SO AS TO PROVIDE MINIMUM INCONVENIENCE TO ADJACENT PROPERTY OWNERS AND TO THE TRAVELING PUBLIC.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING CITIZENS AREA TRANSIT (C.A.T.) IF THE CONSTRUCTION INTERRUPTS OR RELOCATES A BUS STOP OR HAS AN ADVERSE EFFECT ON BUS SERVICE ON THAT STREET TO ARRANGE FOR TEMPORARY RELOCATION OF STOP.

CLV – TRAFFIC NOTES (CONTINUED)

13. GUARDS SHALL BE OBTAINED BY CONTACTING THE METROPOLITAN POLICE DEPARTMENT SPECIAL EVENTS UNIT (PHONE NO.: 229-3442) WHO WILL PROVIDE OFFICERS PROPERLY TRAINED IN TRAFFIC CONTROL. FEES FOR THE USE OF THESE OFFICERS SHALL BE SET UP BY METRO AND WILL BE PAID BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR ALL ARRANGEMENTS WITH METRO.

14. ANY WORK WITHIN 300' OF A SIGNALIZED INTERSECTION WILL BE NIGHT WORK, UNLESS DIRECTED BY THE CITY OF LAS VEGAS TRAFFIC ENGINEER.

CLV – FIRE DEPARTMENT NOTES

1. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF LAS VEGAS FIRE DEPARTMENTS ORDINANCE # 5667, "HYDRANT SPECIFICATIONS", AND "HYDRANT INSTALLATION SPECIFICATION".

2. AUTHORIZED FIRE HYDRANTS FOR THIS PROJECT ARE:

A) KENNEDY-GUARDIAN MODELS K81A AND K81D
B) MUELLER-SUPER CENTURION 250 MODEL A-423
C) CLOW-MEDALLION MODEL F-2548LV0
D) TROY VALVE – PATRIOT MODEL PT8100N NEVADA HYDRANT
E) U.S. PIPE – METROFLOW/M-03

3. ON ANY RESIDENTIAL OR COMMERCIAL INSTALLATIONS FIRE HYDRANTS SHALL BE INSTALLED AND FIRE APPARATUS ACCESS ROADS SHALL BE MAINTAINED BEFORE COMMENCEMENT OF ANY COMBUSTIBLE CONSTRUCTION. ALL FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER AND SHALL BE CAPABLE OF DELIVERING THE REQUIRED FIRE FLOW.

4. TO IDENTIFY THE FIRE HYDRANT LOCATIONS, CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT THE CENTER LINE OF STREET ADJACENT TO THE FIRE HYDRANTS AS REQUIRED BY ORDINANCE #5667.

5. ALL UNDERGROUND INSPECTIONS, PRESSURE AND FLUSH VERIFICATIONS OF ALL FIRE HYDRANTS AND FIRE LINES, SHALL BE CONDUCTED BEFORE COVERING THE LINES. CALL THE CITY OF LAS VEGAS INSPECTION HOT-LINE AT 229-2071 TO REQUEST AN INSPECTION BY THE CITY OF LAS VEGAS FIRE DEPARTMENT.

6. PAINTING OF THE CURBS AND FIRE HYDRANTS AND ALL OTHER WORK NECESSARY AS REQUIRED BY ORDINANCE # 5667, FOR THE PROTECTION OF FIRE HYDRANTS FROM PHYSICAL DAMAGE SHALL BE COMPLETED BEFORE APPROVAL BY THE CITY OF LAS VEGAS FIRE DEPARTMENT.

7. A PERMIT IS REQUIRED FROM THE CITY OF LAS VEGAS FIRE DEPARTMENT FOR THE ON-SITE WATER LINES AND FIRE HYDRANTS. THE PERMIT AND CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER BEFORE COMMENCEMENT OF WORK.

8. PRIVATE FIRE HYDRANTS SHALL BE PAINTED RED.

9. PRIOR TO THE FINAL OCCUPANCY, A FLOW TEST MUST BE WITNESSED BY THE CITY OF LAS VEGAS FIRE DEPARTMENT TO VERIFY AVAILABILITY OF THE REQUIRED FIRE FLOW.

10. ALL ON-SITE UNDERGROUND WATER MAINS AND MATERIALS SHALL BE U.L. LISTED, A.W.W.A. APPROVED, AND SHALL BE RATED FOR THE APPROPRIATE WORKING PRESSURE.

11. FIRE HYDRANTS SPACING SHALL BE:
RESIDENTIAL – 500 FEET UNSPRINKLERED; 600 FEET SPRINKLERED.
COMMERCIAL – 300 FEET UNSPRINKLERED 400 FEET SPRINKLERED.

12. WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS WHERE FIRE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF THE STRUCTURES, FIRE HYDRANTS SHALL BE INSTALLED AT MAXIMUM 1,000 FOOT SPACING, TO PROVIDE FOR TRANSPORTATION HAZARDS. WHERE STREETS ARE PROVIDED WITH MEDIAN DIVIDERS OR HAVE FOUR OR MORE TRAFFIC LANES AND HAVE TRAFFIC COUNT OF MORE THAN 30,000 PER DAY, HYDRANTS ARE REQUIRED ON EACH SIDE OF THE STREET SPACED AT 500 FEET ON AN ALTERNATING BASIS.

13. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN THE REQUIRED RADIUS OF A CUL-DE-SAC OR WITHIN 20 FEET OF THE PERIMETER OF THE RADIUS OF THE CUL-DE-SAC.

14. NO FIRE HYDRANTS SHALL BE LOCATED WITHIN 6 FEET OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREET LIGHT OR ANY OTHER OBSTRUCTION.

15. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A ONE-TWO FAMILY DWELLING SHALL NOT EXCEED 300 FEET, AS MEASURED BY AN APPROVED ROUTE.

16. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO A FIRE DEPARTMENT CONNECTION (FDC) SHALL NOT EXCEED 100 FEET, AS MEASURED BY AN APPROVED ROUTE.

17. THE MAXIMUM DISTANCE FROM A FIRE HYDRANT TO THE END OF A DEAD-END STREET SHALL NOT EXCEED 200 FEET.

18. TWO SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE ARE 4 OR MORE FIRE HYDRANTS/SPRINKLER LEAD-INS ARE INSTALLED ON A SINGLE SYSTEM. SECTIONAL CONTROL VALVES SHALL BE INSTALLED SO THAT NO MORE THAN 2 FIRE HYDRANTS CAN BE OUT OF SERVICE DUE TO A BREAK IN A WATER MAIN.

19. ALL FIRE APPARATUS ACCESS ROADS SHALL BE PAVED TO PROVIDE ALL-WEATHER DRIVING CAPABILITIES, AND SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF THE FIRE APPARATUS.

20. THE GRADIENT FOR A FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 12% ANGLES OF APPROACH AND ANGLES OF DEPARTURE SHALL NOT EXCEED 6% FOR 25 FEET PRIOR TO OR AFTER THE GRADE CHANGE.

21. THE TURNING RADIUS OF A FIRE APPARATUS ACCESS ROADS SHALL BE NO LESS THAN 52 FEET OUTSIDE AND 28 FEET INSIDE TURNING RADIUS.

22. VERTICAL CLEARANCE OF ALL FIRE APPARATUS ACCESS ROADS SHALL BE NOT LESS THAN 13 FEET 6 INCHES.

23. FIRE DEPARTMENT ACCESS ROADS IN ALL RESIDENTIAL DEVELOPMENTS (EXCEPT FOR THE APARTMENT BUILDINGS) SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 36 FEET FLOW LINE TO THE FLOW LINE (THIS WIDTH MAY BE REDUCED TO 24 FEET, IF ALL BUILDINGS FRONTING THE STREET ARE SPRINKLERED) FOR MAIN RESIDENTIAL STREETS, WITH PARKING PERMITTED ON BOTH SIDES OF THE STREET. PRIVATE DRIVE AISLES, DRIVEWAYS, ETC. SHALL BE ALLOWED TO BE REDUCED TO A MINIMUM WIDTH OF 24 FEET WIDE FLOW LINE TO THE FLOW LINE WHEN SERVING NO MORE THAN 6 RESIDENCES, AND WHEN ON STREET PARKING IS DISALLOWED.

24. ALL FIRE DEPARTMENT ACCESS ROADS IN COMMERCIAL DEVELOPMENTS AND APARTMENT COMPLEXES SHALL HAVE A MINIMUM UNOBSTRUCTED WIDTH OF NOT LESS THAN 24 FEET (FLOW LINE TO FLOW LINE), PROVIDED NO PARKING IS ALLOWED ON EITHER SIDE; 32 FEET (FLOW LINE TO FLOW LINE), IF PARALLEL PARKING IS ALLOWED ON ONE SIDE ONLY; AND 40 FEET (FLOW LINE TO FLOW LINE), IF PARALLEL PARKING IS ALLOWED ON BOTH SIDES. THESE WIDTHS MAY BE REDUCED BY 4 FEET IF ALL BUILDINGS ARE SPRINKLERED.

25. A FIRE DEPARTMENT ACCESS ROAD SHALL EXTEND TO WITHIN 50 FEET OF A SINGLE EXTERIOR DOOR PROVIDING ACCESS TO THE INTERIOR OF THE BUILDING.

26. A FIRE APPARATUS ACCESS ROAD SHALL BE REQUIRED WHEN ANY PORTION OF AN EXTERIOR WALL OF THE FIRST STORY IS LOCATED MORE THAN 150 FEET FROM A FIRE DEPARTMENT VEHICLE ACCESS. THIS DISTANCE COULD BE INCREASED TO 250 FEET IF THE BUILDING IS SPRINKLERED.

27. APPROVED SECONDARY FIRE APPARATUS ACCESS SHALL BE PROVIDE FOR 100 OR MORE DWELLING UNITS, ROAD(S) WITH DEAD-ENDS OR WITH A SINGLE POINT OF ACCESS IN EXCESS OF 600 FEET, AND FOR ALL COMMERCIAL, INDUSTRIAL, AND MULTI-FAMILY RESIDENTIAL DEVELOPMENTS.

28. ALL DEAD-END FIRE APPARATUS ACCESS ROADS AND OR FIRE LANES, PUBLIC OR PRIVATE, IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED TURN AROUND AREA HAVING A MINIMUM DIAMETER OF 85 FEET.

29. ALL FIRE APPARATUS ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START OF THE DESIGNATED FIRE LANE, ONE SIGN AT THE END OF THE FIRE LANE AND WITH SIGNS AT INTERVALS 100 FEET ALONG ALL DESIGNATED FIRE LANES. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROADWAY IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS TO BE INSTALLED NO HIGHER THAN 10 FEET OR LESS THAN 6 FEET FROM ROADWAY LEVEL. THE CURBS ALONG OR ON THE PAVEMENT OR CEMENT IF CURB IS NOT PROVIDED SHALL BE PAINTED WITH A RED WEATHER RESISTANT PAINT IN ADDITION TO THE SIGNS.

30. ELECTRICALLY CONTROLLED ACCESS GATES SHALL BE PROVIDED WITH AN APPROVED EMERGENCY VEHICLE DETECTOR/RECEIVER SYSTEM. SAID SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF LAS VEGAS GUIDELINES FOR AUTOMATIC EMERGENCY VEHICLE ACCESS GATES.

LAS VEGAS VALLEY WATER DISTRICT STANDARD NOTES

LVVWD PROJECT # 112503

1. NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN APPROVED FOR CONSTRUCTION BY THE LVVWD. FOLLOWING WATER PLAN APPROVAL, NOTICE SHALL BE GIVEN TO THE LVVWD COMMUNICATION SUPPORT CENTER (258-7171) TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION. FOR FUTURE INSPECTIONS, NOTICE MUST BE GIVEN BY 2:00 P.M. THE BUSINESS DAY PRIOR TO THE REQUESTED LVVWD INSPECTION. WHEN REQUESTING INSPECTIONS, PLEASE REFER TO THE PROJECT # IDENTIFIED ABOVE.

2. ALL WORK SHALL CONFORM TO LVVWD STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS, AND TO THE 2003 EDITION OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS).

3. ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2 ABOVE, SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT DRAFT OR EDITION OF THE UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENTS, CLARK COUNTY AREA.

4. A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVVWD.

5. ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE TYPE K COPPER TUBING WITH LVVWD APPROVED SERVICE SADDLES.

6. ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.

7. ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY AND CURB GUTTERS.

8. ALL WATER AND STORM DRAIN OR SANITARY SEWER CROSSINGS SHALL CONFORM TO SECTION 2.19 OF THE 2003 EDITION OF THE UDACS.

9. ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED AND AN ACCEPTABLE WATER SAMPLE OBTAINED, PRIOR TO CONNECTION TO THE LVVWD'S DISTRIBUTION SYSTEM.

10. THE CONTRACTOR MUST OBTAIN ALL METERS TWO (2) INCHES AND SMALLER FROM LVVWD CENTRAL STORES. TELEPHONE 258-3152 OR 258-3802 TWO (2) WORKING DAYS PRIOR TO METER PICKUP.

11. ANY INTERRUPTION OF SERVICE MUST BE PERFORMED IN ACCORDANCE WITH UDACS SECTION 3.13.01, AND APPROVED BY THE LVVWD INSPECTION DIVISION PRIOR TO SHUTDOWN. PROPER WRITTEN NOTIFICATION MUST BE GIVEN TO ALL AFFECTED CUSTOMERS.

12. ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE AS LISTED ON THE LVVWD PRE-APPROVED MATERIALS AND MANUFACTURER'S LISTING FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS.

13. TELEPHONE "CALL BEFORE YOU DIG" AT 1-800-227-2600.

APPROVED FOR CONSTRUCTION
[signature] LAS VEGAS VALLEY WATER DISTRICT PROJECT # 112503 — 12/31/07 DATE

NOTE:
THE DISTRICT CAN NOT GUARANTEE A WATER-TIGHT SHUTDOWN WHERE CONNECTIONS OR REPAIRS TO EXISTING FACILITIES ARE REQUIRED. THE CONTRACTOR SHALL ENSURE ALL LABOR AND EQUIPMENT IS AVAILABLE TO REMOVE FUGITIVE WATER WHICH MAY IMPEDE CONSTRUCTION AT ALL TIMES. COORDINATION WITH INSPECTION DIVISION MUST TAKE PLACE PRIOR TO ANY TRIAL SHUTDOWN.
CONTRACTOR TO INSTALL TEMPORARY SERVICE TO ENSURE PROPER SHUTDOWN IN THE EVENT NO OTHER APPURTENANCES ARE AVAILABLE ESN 048
THE LOCATION OF ALL WATER SERVICE LINES ARE NOT SHOWN ON THE DRAWINGS. HOWEVER, IT SHALL BE THE CONTRACTOR'S PRESPONSIBILITY TO RELOCATE ALL WATER SERVICE MAINS AND LINES INTERFERING WITH CONSTRUCTION ACCORDING TO THE LAS VEGAS VALLEY WATER DISTRICT'S STANDARDS. ANY WATER METER TO BE OUT OF SERVICE MUST BE PROVIDED WITH TEMPORARY SERVICE.

BASIS OF BEARING

NORTH 00°05'12" EAST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN IN BOOK 113, PAGE 38 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL POINT "0C90 21W5", BEING A RIVET PLATE IN TOP OF HEADWALL ON THE WEST SIDE OF U.S. 95 @ MP 88.70.
ELEVATION: 2481.65 (FEET)
756.4077 (METERS)
CITY OF LAS VEGAS VERTICAL CONTROL v.2002 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

DEVIATIONS FROM STANDARDS

NONE

WVR-35710
10/08/09 PC

SAFETY ALERT
Call Before You Overhead
1-702-593-6111

Avoid cutting underground utility lines. It's costly.
Call before you Dig
1-800-227-2600

Call before you UnderGround
1-702-455-7511
1-702-229-6611

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

LAUTH	317-848-6500 • lauthproperty.com
LAUTH PROPERTY GROUP	7887 E. Belleview Ave., Suite 900, Englewood, CO 80111; PROJECT: MOB; CONTACT: R. Kelly; TELEPHONE: 720-279-5400; FAX: 720-279-5341; E-MAIL: RKELLY@LAUTH.NET; PROJECT NUMBER: 7884; STATE NUMBER:
Kimley-Horn and Associates, Inc. © 2007	Engineering, Planning, and Environmental Consultants; 2080 East Flamingo Road, Suite 210, Las Vegas, Nevada 89119; Tel. No. (702) 734-5666; Fax No. (702) 735-4949
CERTIFIED BY:	RICHARD A. MOLES, Exp. 12/31/07, CIVIL, No. 10381, STATE OF NEVADA, PROFESSIONAL ENGINEER — 12/31/07
TITLE:	GENERAL NOTES
PROJECT:	MONTECITO POINT Core and Shell, 6605 Grand Montecito Parkway, Las Vegas, Nevada 89149
DATE	2007-01-08
CONSULTANT JOB NUMBER	092405003
DRAWING NO.	C1.3
SHEET	3 OF 25
CLV #	07V4839

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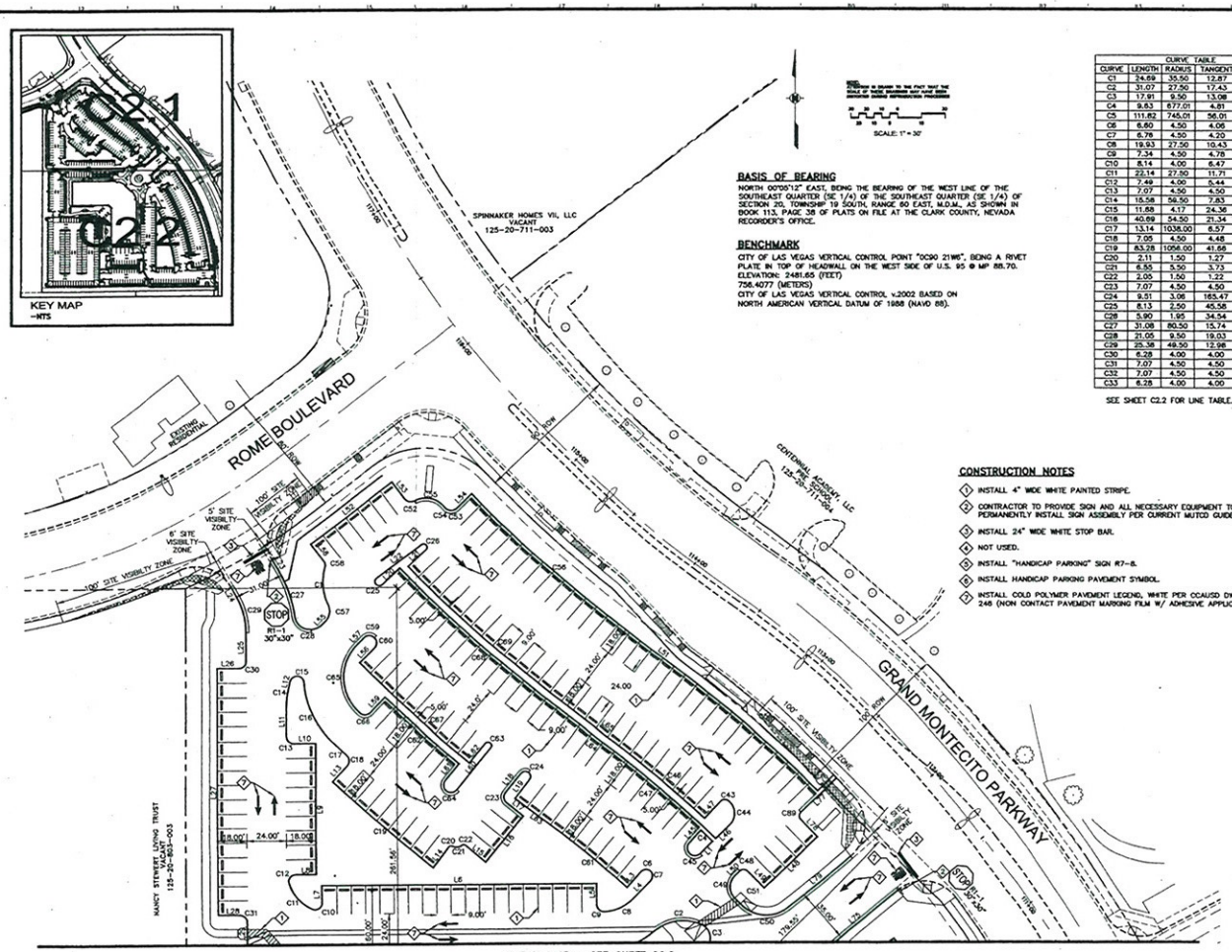

SCALE: 1" = 30'

BASIS OF BEARING

NORTH 00°05'12" EAST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN IN BOOK 113, PAGE 38 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL POINT "0C90 21W5", BEING A RIVET PLATE IN TOP OF HEADWALL ON THE WEST SIDE OF U.S. 95 @ MP 88.70. ELEVATION: 2481.65 (FEET) 756.4077 (METERS) CITY OF LAS VEGAS VERTICAL CONTROL v.2002 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

CONSTRUCTION NOTES

1. INSTALL 4" WIDE WHITE PAINTED STRIPE.
2. CONTRACTOR TO PROVIDE SIGN AND ALL NECESSARY EQUIPMENT TO PERMANENTLY INSTALL SIGN ASSEMBLY PER CURRENT MUTCD GUIDELINES.
3. INSTALL 24" WIDE WHITE STOP BAR.
4. NOT USED.
5. INSTALL "HANDICAP PARKING" SIGN R7-8.
6. INSTALL HANDICAP PARKING PAVEMENT SYMBOL.
7. INSTALL COLD POLYMER PAVEMENT LEGEND, WHITE PER CCAUSD DWG. NO. 246 (NON CONTACT PAVEMENT MARKING FILM W/ ADHESIVE APPLICATION).

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	24.69	35.50	12.87	39°50'51"
C2	31.07	27.50	17.43	64°44'10"
C3	17.91	9.50	13.08	108°00'07"
C4	9.83	677.01	4.91	0°48'53"
C5	111.82	745.01	56.01	8°35'58"
C6	6.60	4.50	4.06	84°04'25"
C7	6.78	4.50	4.20	86°20'26"
C8	18.93	27.50	10.43	41°31'00"
C9	7.34	4.50	4.78	93°28'10"
C10	8.14	4.00	6.47	116°32'21"
C11	22.14	27.50	11.71	46°07'36"
C12	7.49	4.00	5.44	107°19'47"
C13	7.07	4.50	4.50	90°00'00"
C14	15.58	56.50	7.83	15°47'00"
C15	11.88	4.17	24.36	160°30'01"
C16	40.89	54.50	21.34	42°46'20"
C17	13.14	1038.00	6.57	0°43'30"
C18	7.05	4.50	4.48	89°43'31"
C19	83.28	1096.00	41.66	4°31'08"
C20	2.11	1.50	1.27	80°39'37"
C21	8.50	5.50	5.73	88°33'18"
C22	2.05	1.50	1.22	78°22'25"
C23	7.07	4.50	4.50	90°00'00"
C24	9.51	3.08	185.47	177°52'44"
C25	8.13	2.50	45.58	186°17'00"
C26	5.90	1.95	34.54	173°32'24"
C27	31.08	80.50	15.74	22°07'20"
C28	21.05	9.50	19.03	126°56'21"
C29	25.38	49.50	12.98	29°22'47"
C30	6.28	4.00	4.00	90°00'00"
C31	7.07	4.50	4.50	90°00'00"
C32	7.07	4.50	4.50	90°00'00"
C33	6.28	4.00	4.00	90°00'00"

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA
C34	6.28	4.00	4.00	90°00'00"
C35	7.23	4.00	5.08	103°32'07"
C36	23.96	27.50	12.80	49°55'33"
C37	8.14	4.00	6.47	116°32'21"
C38	7.85	5.00	5.00	90°00'00"
C39	36.60	52.50	19.08	39°56'51"
C40	81.27	28.94	172.07	160°54'22"
C41	11.35	9.50	6.47	68°28'34"
C42	7.07	4.50	4.50	90°00'00"
C43	4.40	3.00	2.71	84°07'19"
C44	17.39	10.00	11.73	99°05'06"
C45	14.05	4.54	177.64	177°24'08"
C46	87.17	684.01	33.61	5°37'37"
C47	79.84	680.01	39.97	6°43'32"
C48	4.71	3.00	3.00	90°00'00"
C49	15.55	10.00	9.84	89°06'17"
C50	30.30	20.00	18.92	86°48'22"
C51	6.28	682.01	3.14	0°32'38"
C52	7.00	5.00	4.21	80°11'03"
C53	7.89	5.00	5.03	90°21'32"
C54	1.64	863.00	0.82	0°06'32"
C55	20.16	15.50	11.79	74°31'54"
C56	141.04	865.00	70.67	9°20'31"
C57	11.68	8.50	6.69	70°32'46"
C58	4.14	4.50	2.23	52°38'47"
C59	7.09	4.50	4.52	90°17'35"
C60	7.05	4.50	4.48	89°45'25"
C61	53.49	619.01	26.76	4°57'05"
C62	62.85	995.00	31.44	3°37'09"
C63	6.28	2.00	INFINITE	180°00'00"
C64	13.92	4.42	INFINITE	180°16'31"
C65	48.98	29.50	32.27	95°07'49"
C66	6.30	4.50	3.79	80°14'52"
C67	93.68	991.00	46.88	5°24'54"
C68	148.90	930.00	74.61	9°10'25"
C69	145.41	926.00	72.86	8°59'50"
C70	1.76	4.50	0.90	22°36'47"
C71	258.94	680.01	131.06	21°49'03"
C72	255.59	684.01	129.30	21°24'34"
C73	3.31	4.50	1.73	42°10'07"
C74	25.42	27.50	13.70	52°57'43"
C75	28.24	52.50	14.47	30°48'56"
C76	41.40	637.01	20.71	3°43'26"
C77	27.02	8.50	18.95	182°06'24"
C78	7.07	4.50	4.50	90°00'00"
C79	5.31	3.00	3.66	101°19'10"
C80	5.11	3.00	3.43	97°36'11"
C81	14.90	10.00	9.23	85°23'05"
C82	13.20	10.00	7.78	75°38'21"
C83	4.24	3.00	2.58	80°56'00"
C84	4.71	3.00	3.00	90°00'00"
C85	17.11	10.00	11.51	98°02'50"
C86	30.30	20.00	18.91	86°46'21"
C87	5.97	682.01	2.99	0°31'91"
C88	352.14	745.01	179.42	27°04'56"
C89	4.71	3.00	3.00	90°00'00"
C90	5.50	3.50	3.50	90°00'00"
C91	6.28	4.00	4.00	90°00'00"
C92	6.28	4.00	4.00	90°00'00"
C93	22.78	14.50	14.50	90°00'00"
C94	7.10	4.50	4.54	90°27'11"
C95	4.96	2.50	3.82	113°35'00"
C96	5.00	2.50	3.90	114°38'28"
C97	20.04	27.50	10.48	41°45'31"
C98	6.28	4.00	4.00	90°00'00"
C99	6.28	4.00	4.00	90°00'00"
C100	6.28	4.00	4.00	90°00'00"
C101	22.78	14.50	14.50	90°00'00"
C102	31.88	27.50	18.00	66°26'19"
C103	4.96	2.50	3.82	113°34'41"
C104	6.28	4.00	4.00	90°00'00"
C105	10.84	3.50	85.90	175°46'45"
C106	10.81	3.37	96.61	183°36'30"
C107	5.80	4.00	3.55	83°06'34"
C108	7.17	4.50	4.60	91°16'48"
C109	24.31	15.00	15.77	92°52'24"
C110	203.47	619.01	102.66	18°50'00"
C111	7.07	4.50	4.50	90°00'00"
C112	7.07	4.50	4.50	90°00'00"
C113	4.71	3.00	3.00	90°00'00"
C114	4.71	3.00	3.00	90°00'00"
C115	15.14	10.00	9.45	86°44'56"
C116	23.25	15.00	14.69	88°48'48"
C117	4.81	3.00	2.90	88°07'17"

SEE SHEET C2.2 FOR LINE TABLE.

SAFETY ALERT
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Avoid cutting underground utility lines. It's costly.
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1-702-229-6611

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LAUTH PROPERTY GROUP
397 E. Stefanos Dr., Suite 200
Carmel, IN 46032
PROJECT: KW
CONTACT: R. Kelly
TELEPHONE: 720-279-1490
FACSIMILE: 720-279-1495
E-MAIL: RKELLY@LAUTHGT
PROJECT NUMBER: 7984
STATE NUMBER:

Kimley-Horn and Associates, Inc.
Engineering, Planning, and Environmental Consultants
6220 South Orange Blvd., Suite 310
Las Vegas, Nevada 89118
PH: (702) 938-1212
FX: (702) 938-1213

RICHARD A. MOLES
Exp. 12/31/07
CIVIL
No. 10391
STATE OF NEVADA
2/13/07

CERTIFIED BY:

TITLE: HORIZONTAL CONTROL, SIGNAGE + STRIPING PLAN 1

PROJECT: MONTECITO POINT
Core and Shell
6605 Grand Montecito Parkway
Las Vegas, Nevada 89149

NO.	DATE	DESCRIPTION
1	07/11/08-SDC	
2	2007-12-05	

CONSULTANT CONTACT: R. Kelly
CONSULTANT JOB NUMBER: 097619000

DRAWING NO. C2.1 SHEET 4 OF 21

CLV # 1078839

WVR-35710
10/08/09 PC

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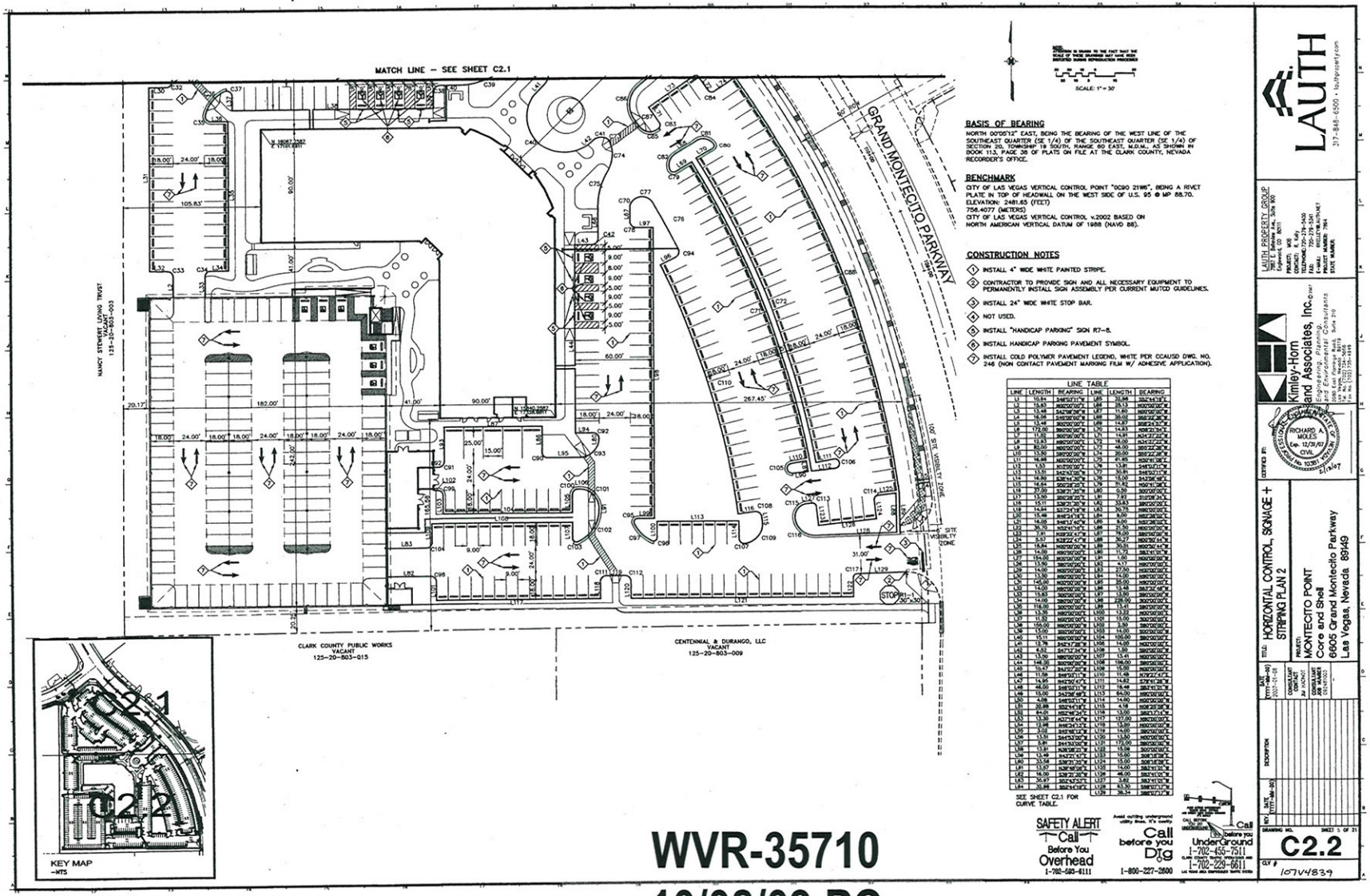
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



BASIS OF BEARING

NORTH 00°05'12" EAST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN IN BOOK 113, PAGE 39 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL POINT "0C90 21W6", BEING A RIVET PLATE IN TOP OF HEADWALL ON THE WEST SIDE OF U.S. 95 @ MP 88.70.
ELEVATION: 2481.63 (FEET)
756.4077 (METERS)
CITY OF LAS VEGAS VERTICAL CONTROL v.2002 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

CONSTRUCTION NOTES

1. INSTALL 4" WIDE WHITE PAINTED STRIPE.
2. CONTRACTOR TO PROVIDE SIGN AND ALL NECESSARY EQUIPMENT TO PERMANENTLY INSTALL SIGN ASSEMBLY PER CURRENT MUTCD GUIDELINES.
3. INSTALL 24" WIDE WHITE STOP BAR.
4. NOT USED.
5. INSTALL "HANDICAP PARKING" SIGN R7-8.
6. INSTALL HANDICAP PARKING PAVEMENT SYMBOL.
7. INSTALL COLD POLYMER PAVEMENT LEGEND, WHITE PER CCAUSD DWG. NO. 246 (NON CONTACT PAVEMENT MARKING FILM W/ ADHESIVE APPLICATION).

LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	10.84	S48°51'11"W	L66	30.08	S52°44'19"E
L2	13.83	N00°05'00"E	L67	28.13	N00°05'00"E
L3	13.83	N42°36'28"E	L68	11.90	N00°05'00"E
L4	16.08	S45°06'00"W	L69	30.00	S62°42'28"W
L5	16.08	S45°06'00"W	L70	14.83	N27°17'32"W
L6	172.00	S90°00'00"W	L71	14.83	N38°21'34"E
L7	11.18	S63°26'06"W	L72	14.83	N38°21'34"E
L8	12.83	N90°00'00"E	L73	18.00	N34°37'32"W
L9	13.83	N90°00'00"E	L74	46.00	N34°37'32"W
L10	13.83	N90°00'00"E	L75	30.00	S62°42'28"W
L11	16.08	N00°05'00"E	L76	30.00	S62°42'28"W
L12	16.08	N00°05'00"E	L77	61.89	N00°41'36"E
L13	13.83	S42°53'32"W	L78	30.08	S48°51'11"W
L14	13.83	S42°53'32"W	L79	30.08	S48°51'11"W
L15	16.64	N00°24'20"E	L80	61.82	N00°41'36"E
L16	13.83	N90°00'00"E	L81	0.56	N00°05'00"E
L17	13.83	N90°00'00"E	L82	7.83	S12°08'26"E
L18	14.84	S37°34'19"W	L83	30.75	N90°00'00"E
L19	13.48	S48°51'11"W	L84	8.00	N90°00'00"E
L20	10.84	S48°51'11"W	L85	21.50	N00°05'00"E
L21	16.08	N00°24'20"E	L86	21.50	N00°05'00"E
L22	5.37	N38°21'47"W	L87	30.37	N00°05'00"E
L23	13.83	N90°00'00"E	L88	30.37	N00°05'00"E
L24	14.00	N00°05'00"E	L89	11.90	N00°05'00"E
L25	13.00	N90°00'00"E	L90	4.13	N00°05'00"E
L26	13.00	N90°00'00"E	L91	4.13	N00°05'00"E
L27	13.00	N90°00'00"E	L92	14.00	N00°05'00"E
L28	13.00	N90°00'00"E	L93	14.00	N00°05'00"E
L29	13.00	N90°00'00"E	L94	13.48	N00°05'00"E
L30	13.00	N90°00'00"E	L95	13.48	N00°05'00"E
L31	13.00	N90°00'00"E	L96	106.00	S89°54'49"E
L32	13.00	N90°00'00"E	L97	14.00	N00°05'00"E
L33	13.00	N90°00'00"E	L98	14.00	N00°05'00"E
L34	13.00	N90°00'00"E	L99	13.48	N00°05'00"E
L35	13.76	S47°12'24"W	L100	13.48	N00°05'00"E
L36	6.42	S47°12'24"W	L101	13.41	S89°54'49"E
L37	13.76	N89°54'49"E	L102	27.00	S89°54'49"E
L38	148.00	S00°05'00"W	L103	106.00	S89°54'49"E
L39	10.47	S43°07'30"W	L104	15.00	N00°05'00"E
L40	11.59	S48°51'11"W	L105	11.48	S72°47'47"W
L41	14.95	S47°12'24"W	L106	14.00	N00°05'00"E
L42	46.00	S48°51'11"W	L107	18.48	S57°47'47"W
L43	46.00	S48°51'11"W	L108	14.00	N00°05'00"E
L44	4.06	S47°08'49"E	L109	14.00	N00°05'00"E
L45	30.89	S52°44'19"E	L110	4.18	N38°21'34"E
L46	30.89	S52°44'19"E	L111	13.00	N90°00'00"E
L47	13.30	S27°14'47"W	L112	127.00	N00°05'00"E
L48	11.59	S48°51'11"W	L113	13.00	N90°00'00"E
L49	3.03	S48°51'11"W	L114	14.00	N00°05'00"E
L50	13.30	S27°14'47"W	L115	13.00	N90°00'00"E
L51	9.81	S41°39'00"W	L116	172.00	N00°05'00"E
L52	11.81	S48°51'11"W	L117	15.00	N90°00'00"E
L53	13.48	S42°53'32"W	L118	15.00	S04°18'26"E
L54	13.48	S42°53'32"W	L119	15.00	S04°18'26"E
L55	13.00	S47°06'28"E	L120	15.00	S04°18'26"E
L56	13.00	S47°06'28"E	L121	15.00	S04°18'26"E
L57	13.00	S47°06'28"E	L122	15.00	S04°18'26"E
L58	16.00	S38°21'34"W	L123	46.00	S85°41'34"E
L59	30.67	S38°21'34"W	L124	63.00	S85°41'34"E
L60	16.64	S00°24'20"W	L125	63.00	S85°41'34"E

SEE SHEET C2.1 FOR CURVE TABLE.

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1-702-229-6611

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LAUTH PROPERTY GROUP
700 E. Boston Ave., Suite 300
Indianapolis, IN 46203
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CHECKED: K. Kay
PHONE: 317-275-3400
FAX: 317-275-3341
E-MAIL: MGILLETTE@LPG.NET
PROJECT NUMBER: 7864
STATE NUMBER:

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Engineering, Planning, Environmental, Management
2500 East Pioneer Road, Suite 210
Las Vegas, Nevada 89120
Ph No (702) 784-5500
Fax No (702) 735-1499

RICHARD A. MOLES
Exp. 12/31/07
CIVIL
No. 10351
STATE OF NEVADA
2/14/07

correct as:

TITLE: HORIZONTAL CONTROL, SIGNAGE + STRIPING PLAN 2

PROJECT: MONTECITO POINT
Core and Shell
6605 Grand Montecito Parkway
Las Vegas, Nevada 89149

NO.	DATE (YYYY-MM-DD)	DESCRIPTION
	2007-01-01	

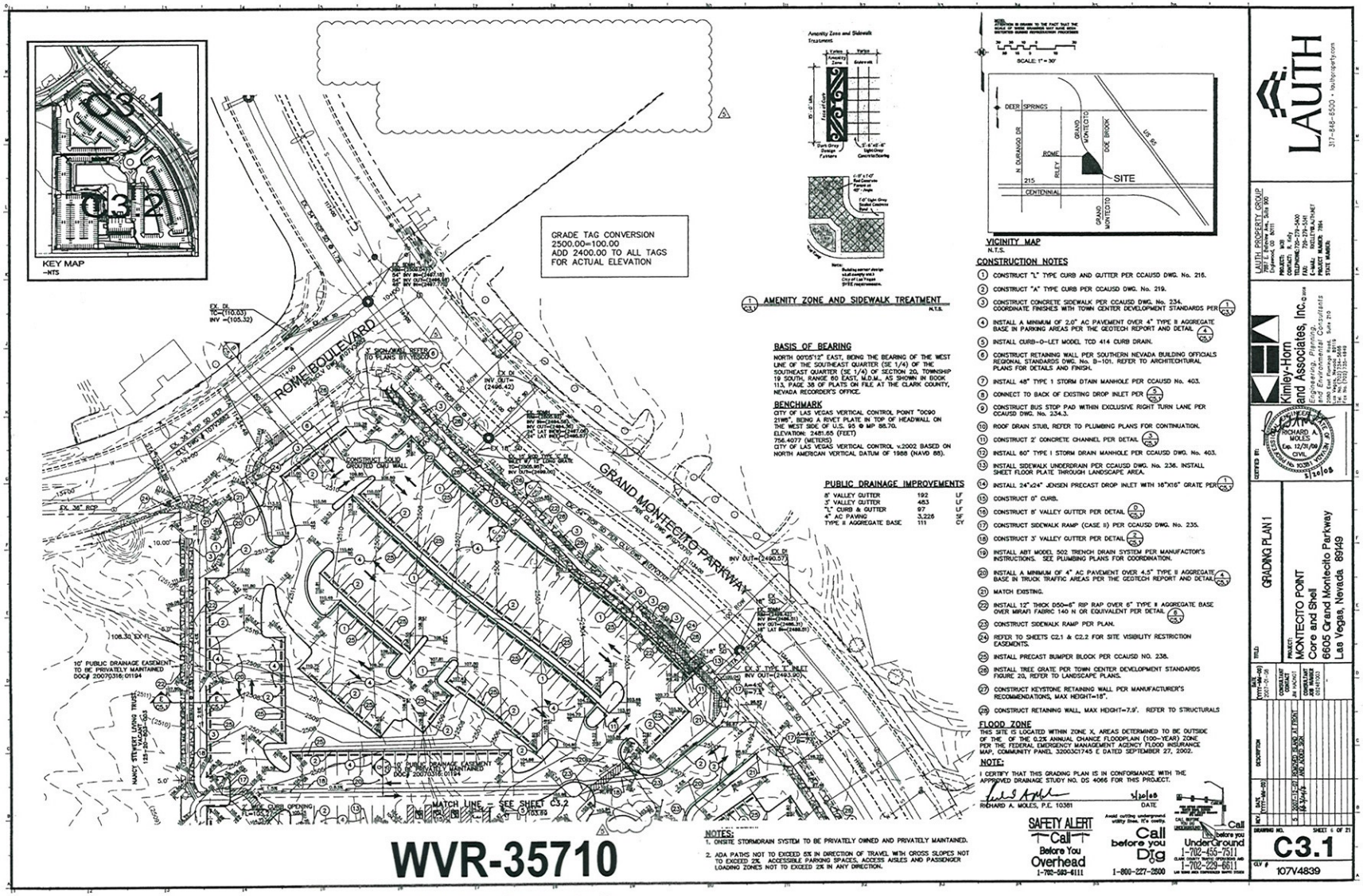
CONSULTANT CONTACT: JEFF KRAMER
CONSULTANT JOB NUMBER: 069400000

DRAWING NO. C2.2
SHEET 1 OF 31

CLV # 1074839

WVR-35710
10/08/09 PC

RECEIVED
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



BASIS OF BEARING

NORTH 00°05'12" EAST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN IN BOOK 113, PAGE 38 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL POINT "0090 21WS", BEING A RIVET PLATE IN TOP OF HEADWALL ON THE WEST SIDE OF U.S. 95 @ MP 88.70.
ELEVATION: 2481.65 (FEET)
756.4077 (METERS)
CITY OF LAS VEGAS VERTICAL CONTROL v.2002 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

PUBLIC DRAINAGE IMPROVEMENTS

8" VALLEY GUTTER	192	LF
3" VALLEY GUTTER	453	LF
"L" CURB & GUTTER	97	LF
4" AC PAVING	3,226	SF
TYPE II AGGREGATE BASE	111	CY

CONSTRUCTION NOTES

1. CONSTRUCT "L" TYPE CURB AND GUTTER PER CCAUSD DWG. No. 216.
2. CONSTRUCT "A" TYPE CURB PER CCAUSD DWG. No. 219.
3. CONSTRUCT CONCRETE SIDEWALK PER CCAUSD DWG. No. 234. COORDINATE FINISHES WITH TOWN CENTER DEVELOPMENT STANDARDS PER (1/C5.1)
4. INSTALL A MINIMUM OF 2.0" AC PAVEMENT OVER 4" TYPE II AGGREGATE BASE IN PARKING AREAS PER THE GEOTECH REPORT AND DETAIL (4/C5.1)
5. INSTALL CURB-O-LET MODEL TCD 414 CURB DRAIN.
6. CONSTRUCT RETAINING WALL PER SOUTHERN NEVADA BUILDING OFFICIALS REGIONAL STANDARDS DWG. No. B-101. REFER TO ARCHITECTURAL PLANS FOR DETAILS AND FINISH.
7. INSTALL 48" TYPE 1 STORM DTAIN MANHOLE PER CCAUSD No. 403.
8. CONNECT TO BACK OF EXISTING DROP INLET PER (5/C5.1)
9. CONSTRUCT BUS STOP PAD WITHIN EXCLUSIVE RIGHT TURN LANE PER CCAUSD DWG. No. 234.3.
10. ROOF DRAIN STUB, REFER TO PLUMBING PLANS FOR CONTINUATION.
11. CONSTRUCT 2' CONCRETE CHANNEL PER DETAIL (3/C5.1)
12. INSTALL 60" TYPE I STORM DRAIN MANHOLE PER CCAUSD DWG. No. 403.
13. INSTALL SIDEWALK UNDERDRAIN PER CCAUSD DWG. No. 236. INSTALL SHEET FLOOR PLATE THROUGH LANDSCAPE AREA.
14. INSTALL 24"x24" JENSEN PRECAST DROP INLET WITH 16"X16" GRATE PER (1/C5.1)
15. CONSTRUCT 6" CURB.
16. CONSTRUCT 8' VALLEY GUTTER PER DETAIL (2/C5.1)
17. CONSTRUCT SIDEWALK RAMP (CASE II) PER CCAUSD DWG. No. 235.
18. CONSTRUCT 3' VALLEY GUTTER PER DETAIL (7/C5.1)
19. INSTALL ABT MODEL 502 TRENCH DRAIN SYSTEM PER MANUFACTOR'S INSTRUCTIONS. SEE PLUMBING PLANS FOR COORDINATION.
20. INSTALL A MINIMUM OF 4" AC PAVEMENT OVER 4.5" TYPE II AGGREGATE BASE IN TRUCK TRAFFIC AREAS PER THE GEOTECH REPORT AND DETAIL (4/C5.1)
21. MATCH EXISTING.
22. INSTALL 12" THICK D50=6" RIP RAP OVER 5" TYPE II AGGREGATE BASE OVER MIRAFI FABRIC 140 N OR EQUIVALENT PER DETAIL (6/C5.1)
23. CONSTRUCT SIDEWALK RAMP PER PLAN.
24. REFER TO SHEETS C2.1 & C2.2 FOR SITE VISIBILITY RESTRICTION EASEMENTS.
25. INSTALL PRECAST BUMPER BLOCK PER CCAUSD NO. 238.
26. INSTALL TREE GRATE PER TOWN CENTER DEVELOPMENT STANDARDS FIGURE 20, REFER TO LANDSCAPE PLANS.
27. CONSTRUCT KEYSTONE RETAINING WALL PER MANUFACTURER'S RECOMMENDATIONS, MAX HEIGHT=18".
28. CONSTRUCT RETAINING WALL, MAX HEIGHT=7.9'. REFER TO STRUCTURALS

FLOOD ZONE

THIS SITE IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN (100-YEAR) ZONE PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE MAP, COMMUNITY PANEL 32003C1745 E DATED SEPTEMBER 27, 2002.

NOTE:

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH THE APPROVED DRAINAGE STUDY NO. DS 4066 FOR THIS PROJECT.

RICHARD A. MOLES, P.E. 10381 — DATE 9/16/09

NOTES:

1. ONSITE STORMDRAIN SYSTEM TO BE PRIVATELY OWNED AND PRIVATELY MAINTAINED.
2. ADA PATHS NOT TO EXCEED 5% IN DIRECTION OF TRAVEL WITH CROSS SLOPES NOT TO EXCEED 2%. ACCESSIBLE PARKING SPACES, ACCESS AISLES AND PASSENGER LOADING ZONES NOT TO EXCEED 2% IN ANY DIRECTION.

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Call before you Dig 1-800-227-2600

Call before you UnderGround 1-702-455-7511 / 1-702-229-6611

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PHONE: 513-794-5400
FAX: 513-271-3341
E-MAIL: RKELLY@LAUTH.NET
CITY, STATE: Cincinnati, OH 7784
STATE NUMBER:

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7740 W. Sahara Avenue, Suite 450
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Tel No. (702) 233-1919
Fax No. (702) 233-1920

CONTACT: RICHARD A. MOLES
Exp. 12/31/09 CIVIL
No. 10381
STATE OF NEVADA
9/16/09

NO.	DATE (YYYY-MM-DD)	DESCRIPTION	DRAWN BY	CHECKED BY
1	2009-08-20	PER CITY COMMENTS	JM KNIGHT	JOE ANGEL
2	2009-09-16	PER CITY COMMENTS	JM KNIGHT	JOE ANGEL
3				
4				
5				

SUB: (YYYY-MM-DD) 2007-01-09

TITLE: GRADING PLAN 1

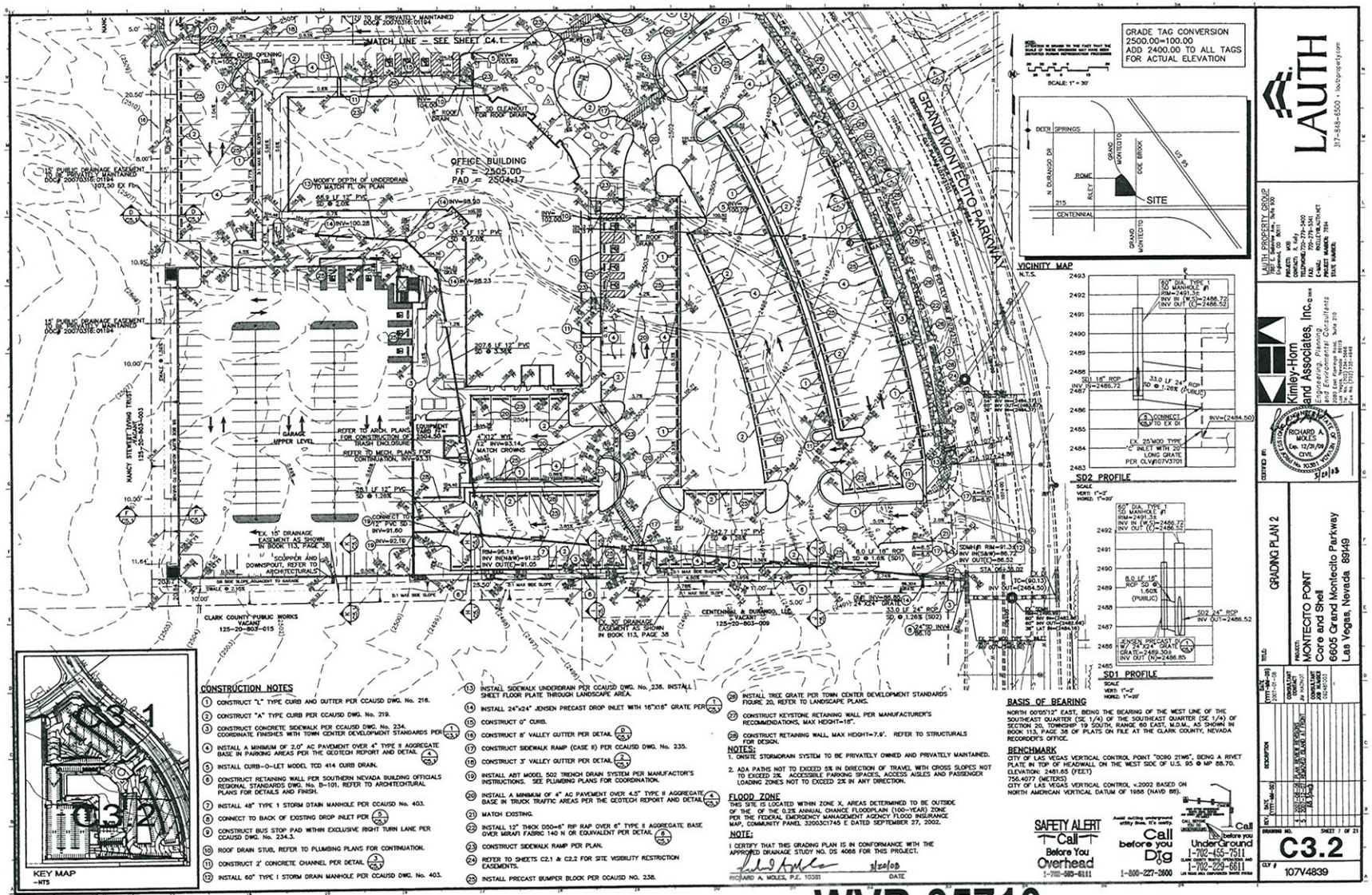
PROJECT: MONTECITO POINT
Core and Shell
6605 Grand Montecito Parkway
Las Vegas, Nevada 89149

DRAWING NO. C3.1 SHEET 1 OF 21

CLV # 107V4839

WVR-35710
10/08/09 PC

RECEIVED
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



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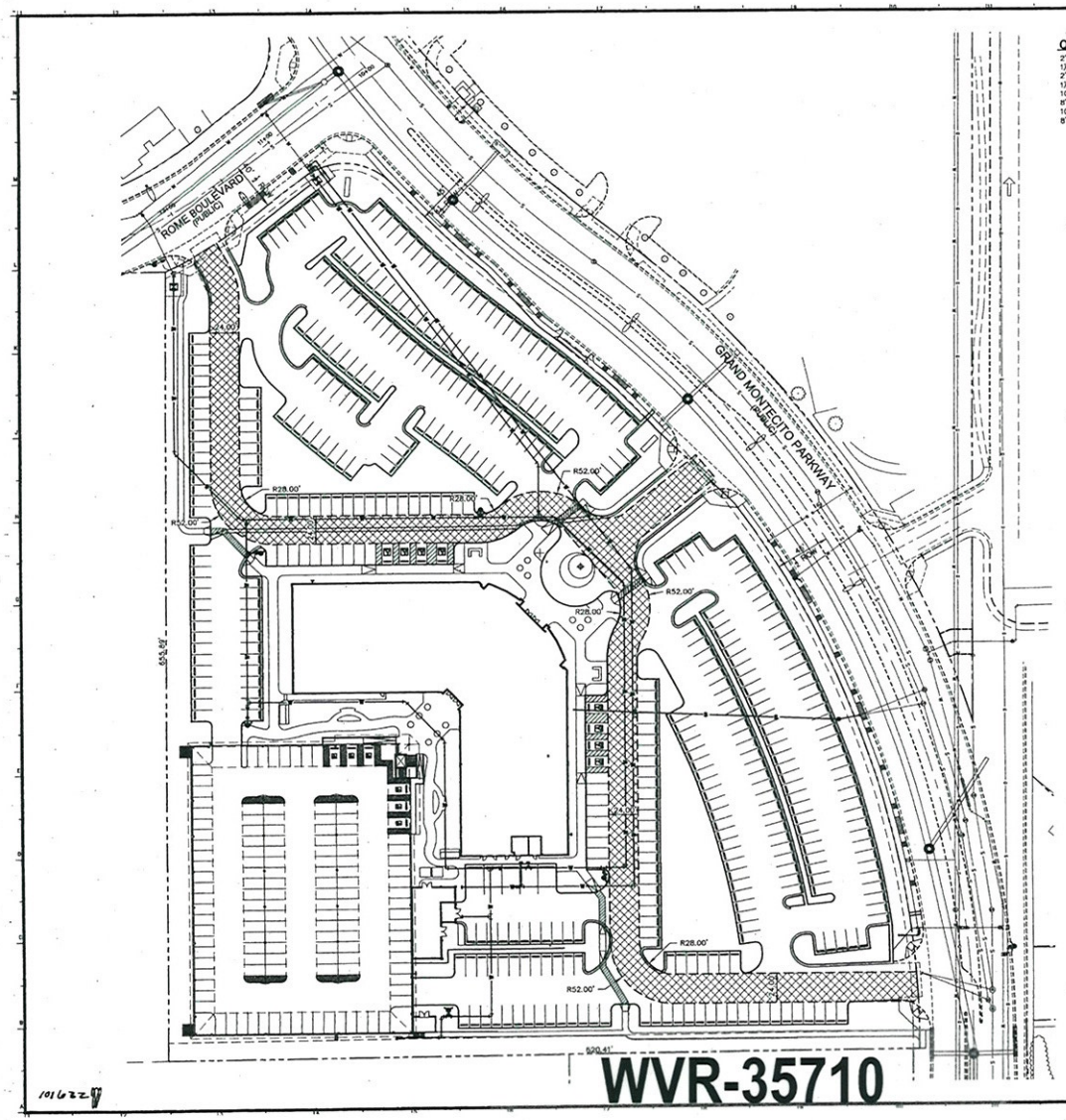
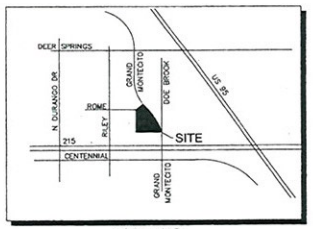
PLANNING & DEVELOPMENT



QUANTITIES

2" WATER METER & BFPA	2 EA
1½" WATER METER & BFPA	1 EA
2" SERVICE SADDLE	2 EA
1½" SERVICE SADDLE	1 EA
10" DCDA	2 EA
8" PVC C-900 WL	21 LF
10"x8" REDUCER	2 EA
8" 22.5°ELBOW	1 EA



AREA MAP
N.T.S.

SCALE: 1" = 40'

BASIS OF BEARING
NORTH 00°05'12" EAST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN IN BOOK 113, PAGE 38 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK
CITY OF LAS VEGAS VERTICAL CONTROL POINT "OC90 21W5", BEING A RIVET PLATE IN TOP OF HEADWALL ON THE WEST SIDE OF U.S. 95 @ MP 88.70.
ELEVATION: 2481.65 (FEET)
756.4077 (METERS)
CITY OF LAS VEGAS VERTICAL CONTROL v.2002 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

LEGEND
FIRE ACCESS ROUTE
FIRE HYDRANT

FIRE FLOW DATA CALCULATIONS

FIRE FLOW REQUIREMENT IS 3,375 GALLONS PER MINUTE AT 20 PSI RESIDUAL PRESSURE.
BASED ON:

SQUARE FOOTAGE (TOTAL):	187,410	SQUARE FEET
LARGEST AREA BETWEEN 4 HR AREA SEPARATION WALLS:	187,410	SQUARE FEET
AREA OF THREE LARGEST SUCCESSIVE FLOORS:	93,705	SQUARE FEET
BUILDING HEIGHT:	94.6	FEET
NUMBER OF STORIES:	6	FLOORS
TYPE OF CONSTRUCTION:	II-A	
OCCUPANCY:	B	
FULL AUTOMATIC FIRE SPRINKLER SYSTEM:	☒ YES ☐ NO	

REVIEWED BY: _____ DATE: 2/14/07
LAS VEGAS FIRE DEPT.

APPROVED FOR CONSTRUCTION
_____ 10/31/07
Las Vegas Valley Water District Date
Project 112903

SAFETY ALERT
Call Before You Overhead
1-702-563-6111

Avoid cutting underground utility lines. It's costly.
Call before you Dig
1-800-227-2600

Call before you UnderGround
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1-702-229-6611

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CONTACT: Kelly
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720-279-5341
FAX:
E-MAIL: kelly@lauthproperty.com
PROJECT NUMBER: 7594
STATE NUMBER:

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Engineering, Planning and Environmental Consultants
3760 East Flamingo Road, Las Vegas, Nevada 89121
Tel. No. (702) 732-3636
Fax No. (702) 732-3691

CERTIFIED BY:
RICHARD A. MOLES
Exp. 12/31/09
CIVIL
10/07

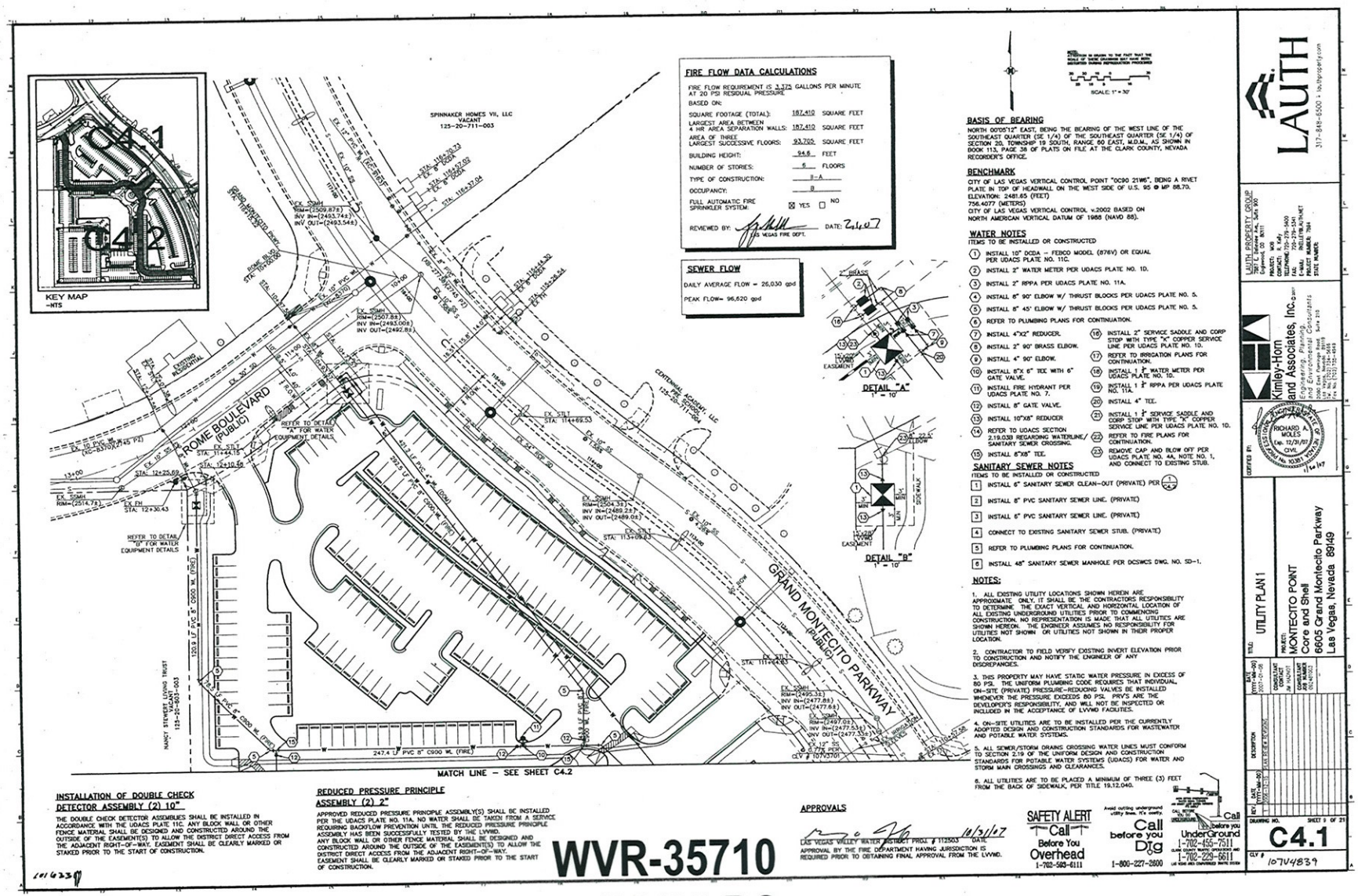
TITLE: FIRE ACCESS PLAN
PROJECT: MONTECITO POINT
Core and Shell
6605 Grand Montecito Parkway
Las Vegas, Nevada 89149

DATE	DESCRIPTION	CONSULTANT
10/31/07	PER CITY COMMENTS	

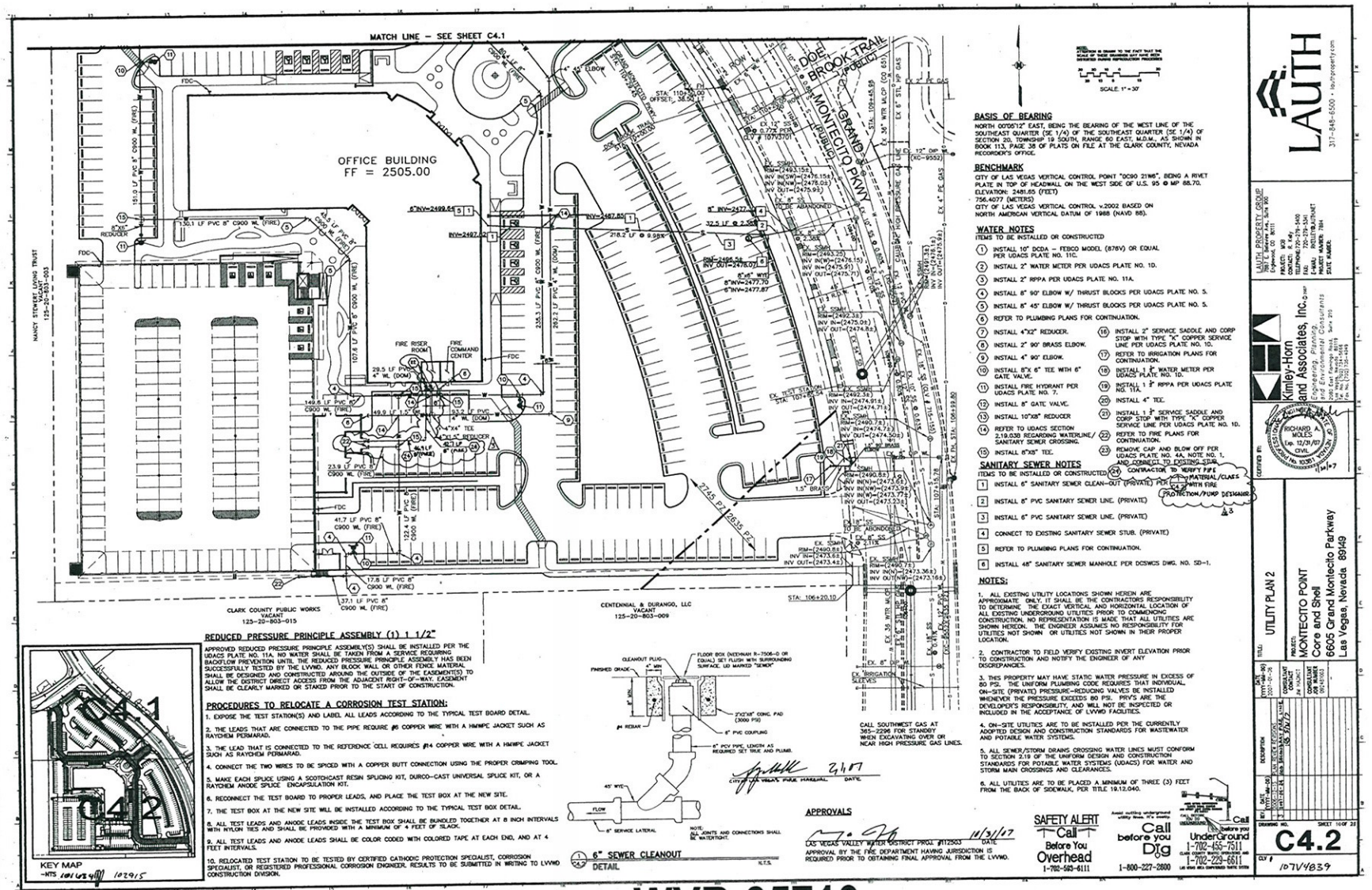
DRAWING NO. C4.0
SHEET 8 OF 23
CLV # 1074839

WVR-35710
10/08/09 PC

RECEIVED
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



RECEIVED
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



SCALE: 1" = 30'

BASIS OF BEARING

NORTH 00°06'12" EAST, BEING THE BEARING OF THE WEST LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 20, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M., AS SHOWN IN BOOK 113, PAGE 38 OF PLATS ON FILE AT THE CLARK COUNTY, NEVADA RECORDER'S OFFICE.

BENCHMARK

CITY OF LAS VEGAS VERTICAL CONTROL POINT "0C90 21W6", BEING A RIVET PLATE IN TOP OF HEADWALL ON THE WEST SIDE OF U.S. 95 @ MP 88.70.
ELEVATION: 2481.65 (FEET)
756.4077 (METERS)
CITY OF LAS VEGAS VERTICAL CONTROL v.2002 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

WATER NOTES

ITEMS TO BE INSTALLED OR CONSTRUCTED

1. INSTALL 10" DCDA – FEBCO MODEL (876V) OR EQUAL PER UDACS PLATE NO. 11C.
2. INSTALL 2" WATER METER PER UDACS PLATE NO. 1D.
3. INSTALL 2" RPPA PER UDACS PLATE NO. 11A.
4. INSTALL 6" 90° ELBOW W/ THRUST BLOCKS PER UDACS PLATE NO. 5.
5. INSTALL 6" 45° ELBOW W/ THRUST BLOCKS PER UDACS PLATE NO. 5.
6. REFER TO PLUMBING PLANS FOR CONTINUATION.
7. INSTALL 4"X2" REDUCER.
8. INSTALL 2" 90° BRASS ELBOW.
9. INSTALL 4" 90° ELBOW.
10. INSTALL 8"X 6" TEE WITH 6" GATE VALVE.
11. INSTALL FIRE HYDRANT PER UDACS PLATE NO. 7.
12. INSTALL 8" GATE VALVE.
13. INSTALL 10"X8" REDUCER
14. REFER TO UDACS SECTION 2.19.030 REGARDING WATERLINE/ SANITARY SEWER CROSSING.
15. INSTALL 6"X3" TEE.
16. INSTALL 2" SERVICE SADDLE AND CORP STOP WITH TYPE "K" COPPER SERVICE LINE PER UDACS PLATE NO. 1D.
17. REFER TO IRRIGATION PLANS FOR CONTINUATION.
18. INSTALL 1 ½" WATER METER PER UDACS PLATE NO. 1D.
19. INSTALL 1 ½" RPPA PER UDACS PLATE NO. 11A.
20. INSTALL 4" TEE.
21. INSTALL 1 ½" SERVICE SADDLE AND CORP STOP WITH TYPE "K" COPPER SERVICE LINE PER UDACS PLATE NO. 1D.
22. REFER TO FIRE PLANS FOR CONTINUATION.
23. REMOVE CAP AND BLOW OFF PER UDACS PLATE NO. 4A, NOTE NO. 1, AND CONNECT TO EXISTING STUB.
24. CONTRACTOR TO VERIFY PIPE MATERIAL/CLASS WITH FIRE PROTECTION/PUMP DESIGNER.

SANITARY SEWER NOTES

ITEMS TO BE INSTALLED OR CONSTRUCTED

1. INSTALL 6" SANITARY SEWER CLEAN-OUT (PRIVATE) PER
2. INSTALL 8" PVC SANITARY SEWER LINE. (PRIVATE)
3. INSTALL 6" PVC SANITARY SEWER LINE. (PRIVATE)
4. CONNECT TO EXISTING SANITARY SEWER STUB. (PRIVATE)
5. REFER TO PLUMBING PLANS FOR CONTINUATION.
6. INSTALL 48" SANITARY SEWER MANHOLE PER DCSWCS DWG. NO. SD-1.

NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION.
2. CONTRACTOR TO FIELD VERIFY EXISTING INVERT ELEVATION PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES.
3. THIS PROPERTY MAY HAVE STATIC WATER PRESSURE IN EXCESS OF 80 PSI. THE UNIFORM PLUMBING CODE REQUIRES THAT INDIVIDUAL, ON-SITE (PRIVATE) PRESSURE-REDUCING VALVES BE INSTALLED WHENEVER THE PRESSURE EXCEEDS 80 PSI. PRV'S ARE THE DEVELOPER'S RESPONSIBILITY, AND WILL NOT BE INSPECTED OR INCLUDED IN THE ACCEPTANCE OF LVVWD FACILITIES.
4. ON-SITE UTILITIES ARE TO BE INSTALLED PER THE CURRENTLY ADOPTED DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER AND POTABLE WATER SYSTEMS.
5. ALL SEWER/STORM DRAINS CROSSING WATER LINES MUST CONFORM TO SECTION 2.19 OF THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS (UDACS) FOR WATER AND STORM MAIN CROSSINGS AND CLEARANCES.
6. ALL UTILITIES ARE TO BE PLACED A MINIMUM OF THREE (3) FEET FROM THE BACK OF SIDEWALK, PER TITLE 19.12.040.

REDUCED PRESSURE PRINCIPLE ASSEMBLY (1) 1 1/2"

APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER THE UDACS PLATE NO. 11A. NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACKFLOW PREVENTION UNTIL THE REDUCED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY THE LVVWD. ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S) TO ALLOW THE DISTRICT DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY. EASEMENT SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.

PROCEDURES TO RELOCATE A CORROSION TEST STATION:

1. EXPOSE THE TEST STATION(S) AND LABEL ALL LEADS ACCORDING TO THE TYPICAL TEST BOARD DETAIL.
2. THE LEADS THAT ARE CONNECTED TO THE PIPE REQUIRE #6 COPPER WIRE WITH A HMWPE JACKET SUCH AS RAYCHEM PERMARAD.
3. THE LEAD THAT IS CONNECTED TO THE REFERENCE CELL REQUIRES #14 COPPER WIRE WITH A HMWPE JACKET SUCH AS RAYCHEM PERMARAD.
4. CONNECT THE TWO WIRES TO BE SPICED WITH A COPPER BUTT CONNECTION USING THE PROPER CRIMPING TOOL.
5. MAKE EACH SPLICE USING A SCOTCHCAST RESIN SPLICING KIT, DURCO-CAST UNIVERSAL SPLICE KIT, OR A RAYCHEM ANODE SPLICE ENCAPSULATION KIT.
6. RECONNECT THE TEST BOARD TO PROPER LEADS, AND PLACE THE TEST BOX AT THE NEW SITE.
7. THE TEST BOX AT THE NEW SITE WILL BE INSTALLED ACCORDING TO THE TYPICAL TEST BOX DETAIL.
8. ALL TEST LEADS AND ANODE LEADS INSIDE THE TEST BOX SHALL BE BUNDLED TOGETHER AT 8 INCH INTERVALS WITH NYLON TIES AND SHALL BE PROVIDED WITH A MINIMUM OF 4 FEET OF SLACK.
9. ALL TEST LEADS AND ANODE LEADS SHALL BE COLOR CODED WITH COLORED TAPE AT EACH END, AND AT 4 FEET INTERVALS.
10. RELOCATED TEST STATION TO BE TESTED BY CERTIFIED CATHODIC PROTECTION SPECIALIST, CORROSION SPECIALIST, OR REGISTERED PROFESSIONAL CORROSION ENGINEER. RESULTS TO BE SUBMITTED IN WRITING TO LVVWD CONSTRUCTION DIVISION.

6" SEWER CLEANOUT DETAIL (24.2) N.T.S.

CALL SOUTHWEST GAS AT 365-2296 FOR STANDBY WHEN EXCAVATING OVER OR NEAR HIGH PRESSURE GAS LINES.

APPROVALS

CITY OF LAS VEGAS FIRE MARSHAL — DATE 2407

LAS VEGAS VALLEY WATER DISTRICT PROJ. #1122503 — DATE 10/31/17
APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING FINAL APPROVAL FROM THE LVVWD.

SAFETY ALERT
Call Before You Overhead
1-702-595-6111

Call before you Dig
1-800-227-2800

Call before you UnderGround
1-702-455-7511
1-702-229-6611

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E-MAIL: klauth@lauthprop.com
PROJECT MANAGER: TBD
DRAFTSMAN: TBD

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Fx. No. (702) 310-4263

RICHARD A. MOLES
Exp. 12/31/07
CIVIL
No. 10301
STATE OF NEVADA

11/14/07

NO.	DATE	DESCRIPTION
1	07/31-08/05	PER CITY COMMENTS
2	08/21-08/26	PER CITY COMMENTS
3	09/11-09/14	PER CITY COMMENTS
4	10/13-10/17	PER CITY COMMENTS

CONSULTANT CONTACT: JIM HUNDT
DRAWN BY: JOE WALKER
JOB NUMBER: 061403

TITLE: UTILITY PLAN 2

PROJECT: MONTECITO POINT
Core and Shell
6605 Grand Montecito Parkway
Las Vegas, Nevada 89149

DRAWING NO. C4.2
SHEET 10OF 22

CITY # 107/4839

WVR-35710
10/08/09 PC

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CITY OF LAS VEGAS
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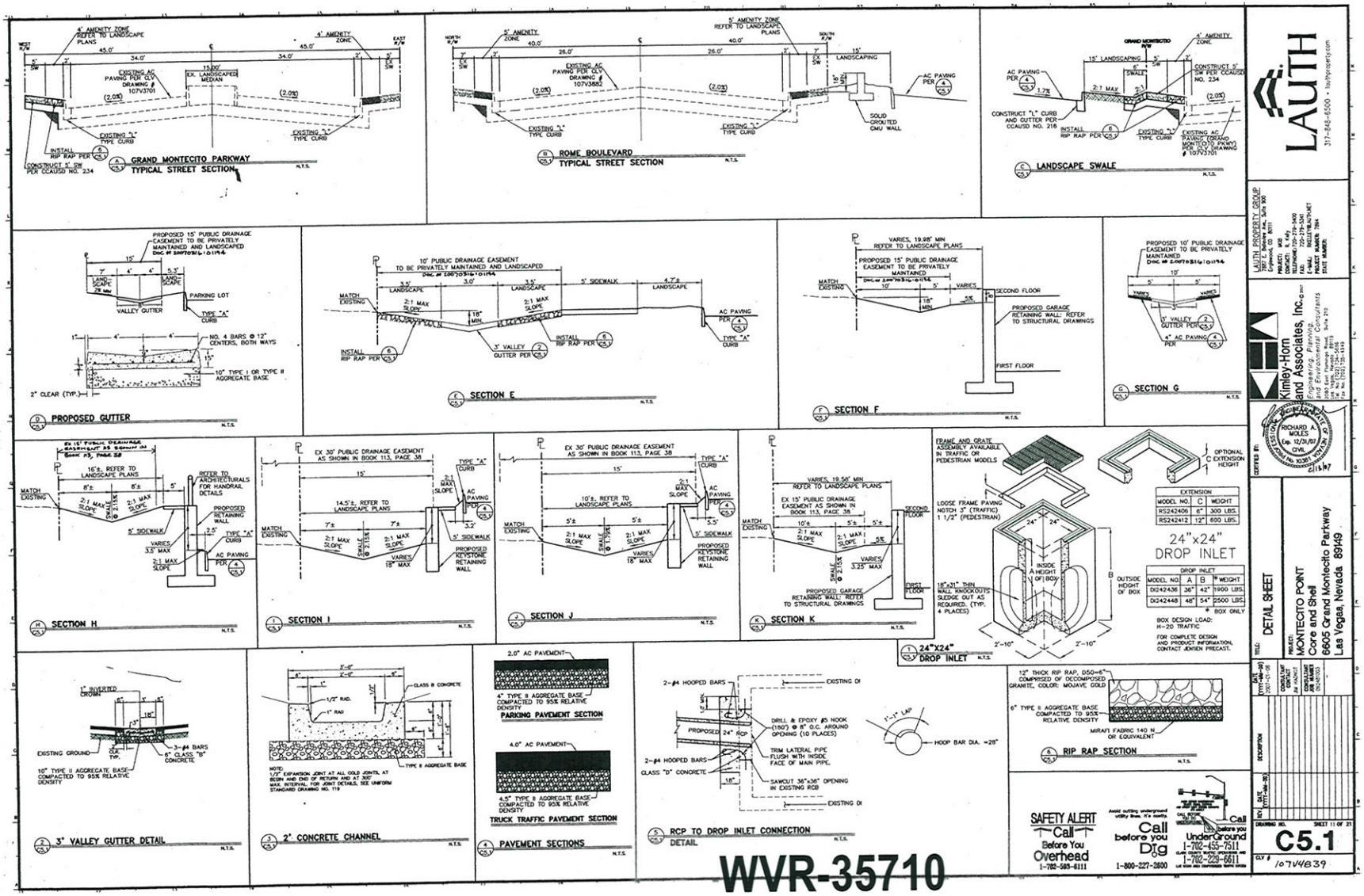

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FAX: 720-279-3401
PROJECT MANAGER: TIM HARLET
STATE NUMBER:

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Tel. No. (702) 312-2666
Fax No. (702) 312-2668

RICHARD A. MOLES
Exp. 12/31/10
CIVIL
No. 10351
STATE OF NEVADA

DATE: 08/18/09

DETAIL SHEET

PROJECT: MONTECITO POINT
Core and Shell
6605 Grand Montecito Parkway
Las Vegas, Nevada 89149

DATE	DESCRIPTION
2007-01-08	
(YYYY-MM-DD)	
KEY	

CONTACT: TIM HARLET
TELEPHONE: (303) 228-2303

DRAWING NO. C5.1
SHEET 11 OF 21
CLV # 1074839

WVR-35710
10/08/09 PC

SYMBOLS

Symbol	Meaning
1 / A-301	EXTERIOR ELEVATION
1 / A-401	WALL SECTION
1 / A-501	DETAIL
A-701	INTERIOR ELEVATION
A	DOOR REFERENCE
1	WINDOW REFERENCE
△	REVISION NUMBER
1	KEYED REFERENCE
W-1	WALL ASSEMBLY REFERENCE
ROOM NAME 101	ROOM NUMBER
T.O. SLAB EL. 100'-0"	DATUM ELEVATION

ABBREVIATIONS

A
ABV ABOVE
AFF ABOVE FINISHED FLOOR
ADD ADDENDUM
ADJ ADJACENT
ADJT ADJUSTABLE
A/C AIR CONDITIONING
ALT ALTERNATE
AL ALUMINUM
AB ANCHOR BOLT
ANOD ANODIZED
APX APPROXIMATE
ARCH ARCHITECT
AD AREA DRAIN
ASPH ASPHALT
AUTO AUTOMATIC

B
BSMT BASEMENT
BRG BEARING
BEL BELOW
BET BETWEEN
BIT BITUMINOUS
BLKG BLOCKING
BD BOARD
BS BOTH SIDES
BOT BOTTOM
BLDG BUILDING
BUR BUILT-UP ROOFING

C
CAB CABINET
CPT CARPET(ED)
CI CAST IRON
CIP CAST IN PLACE
CB CATCH BASIN
CLG CEILING
CM CENTIMETERS
CT CERAMIC TILE
CIR CIRCLE
CLR CLEAR(ANCE)
COL COLUMN
CONC CONCRETE
CMU CONCRETE MASONRY UNIT
CONST CONSTRUCTION
CONT CONTINUOUS
CJT CONTROL JOINT
CORR CORRUGATED
CFT CUBIC FOOT
CYD CUBIC YARD

D
DL DEAD LOAD
DEM DEMOLITION
DTL DETAIL
DIAM DIAMETER
DIM DIMENSION
DIV DIVISION
DH DOUBLE HUNG
DN DOWN
DS DOWNSPOUT
DWG DRAWING
DF DRINKING FOUNTAIN
DW DUMBWAITER

E
EA EACH
EF EACH FACE
E EAST
ELEC ELECTRICAL
EWC ELECTRICAL WATER COOLER
EL ELEVATION
ELEV ELEVATOR
EMER EMERGENCY
ENC ENCLOSURE
EQ EQUAL
EQP EQUIPMENT
ESC ESCALATOR
EXH EXHAUST
EXG EXISTING
EIFS EXTERIOR INSULATION FINISH SYSTEM
EJ EXPANSION JOINT
EXP EXPOSED EXT EXTERIOR

F
FB FACE BRICK
FOC FACE OF CONCRETE
FOF FACE OF FINISH
FOM FACE OF MASONRY
FOS FACE OF STUD
FV FIELD VERIFY
FRP FIBER REINFORCED PANEL
FFE FINISHED FLOOR ELEVATION
FA FIRE ALARM
FE FIRE EXTINGUISHER
FHS FIRE HOSE CABINET
FPL FIREPLACE
FP FIREPROOFING
FRT FIRE-RETARDANT
FLCO FLOOR CLEANOUT
FD FLOOR DRAIN
FLR FLOOR (ING)
FLUR FLUORESCENT
FTG FOOTING
FND FOUNDATION

G
GA GAGE / GAUGE
GB GRAB BAR
GC GENERAL CONTRACTOR
GYP. BD. GYPSUM BOARD

H
HDW HARDWARE
HWD HARDWOOD
HTG HEATING
HVAC HEATING / VENTILATION / AIR CONDITIONING
HD HEAVY DUTY
HDR HEADER
HT HEIGHT
HC HANDICAP
HM HOLLOW METAL
HOR HORIZONTAL
HB HOSE BIBB

I
IN INCHES
INCL INCLUDE
ID INSIDE DIAMETER
INS INSULATION
INT INTERIOR

J
JC JANITOR'S CLOSET
JT JOINT

K
KM KILOMETER
KIT KITCHEN
KO KNOCKOUT

L
LBL LABEL
LAV LAVATORY
LH LEFT HAND
LL LIVE LOAD

M
MH MANHOLE
MFR MANUFACTURER
MAS MASONRY
MO MASONRY OPENING
MTL MATERIAL
MAX MAXIMUM
MECH MECHANICAL
MED MEDIUM
MET METAL
M METER
MM MILLIMETER
MIN MINIMUM
MISC MISCELLANEOUS
MWK MILLWORK
MLD MOLDING / MOULDING
MT MOUNTED
MULL MULLION

N
NRC NOISE REDUCTION COEFFICIENT
NOM NOMINAL
N NORTH
NIC NOT IN CONTRACT
NTS NOT TO SCALE

O
OC ON CENTER
OPG OPENING
OH OPPOSITE HAND
OSB ORIENTED STRAND BOARD
OD OUTSIDE DIAMETER
OA OVERALL

P
PNT PAINT
PNL PANEL
PTD PAPER TOWEL DISPENSER
PK PARKING
PBD PARTICAL BOARD
PVMT PAVEMENT
PED PEDESTAL
PERF PERFORATED
PLAM PLASTIC LAMINATE
PWD PLYWOOD
PT PRESSURE TREATED
PVC POLYVINYL CHLORIDE
PCF POUNDS PER CUBIC FOOT
PFL POUNDS PER LINEAL FOOT
PSI POUNDS PER SQUARE INCH
PC PRECAST
PFN PREFINISHED

Q
QT QUARRY TILE

R
RAD RADIUS
RE. REFERENCE
RFL REFLECTED
REFR REFREFRIGERATOR
REINF REINFORCED
RCP REINFORCED CONCRETE PIPE
REM REMOVE
RA RETURN AIR
REV REVISION
RH RIGHT HAND
ROW RIGHT OF WAY
RD ROOF DRAIN
RO ROUGH OPENING
RB RUBBER BASE

S
SNT SEALANT
SEC SECTION
SSK SERVICE SINK
SHT SHEET
SIM SIMILAR
SC SOLID CORE
S SOUTH
SPEC SPECIFICATION
SPK SPEAKER
SF SQUARE FEET
SQ SQUARE
SST STAINLESS STEEL
STD STANDARD
ST STEEL
STG STORAGE
SD STORM DRAIN
STR STRUCTURAL
SAT SUSPENDED ACOUSTICAL TILE
SYM SYMMETRICAL
SYN SYNTHETIC
SYS SYSTEM

T
TEL TELEPHONE
THK THICK
TOL TOLERANCE
T&G TONGUE AND GROOVE
T.O. TOP OF
TYP TYPICAL

U
UNO UNLESS NOTED OTHERWISE
UC UNDERCUT
UR URINAL

V
VR VAPOR RETARDER
VERT VERTICAL
VCT VINYL COMPOSITION TILE
VT VINYL TILE

X
XS EXPOSED TO STRUCTURE

W
WTW WALL TO WALL
WC WATER CLOSET
WH WATER HEATER
WP WATERPROOFING
WWF WELDED WIRE FABRIC
W/ WITH
WIN WINDOW
W/O WITHOUT
WB WOOD BASE
WD WOOD
WPT WORK POINT

PROJECT SCOPE

THE SCOPE-OF-WORK REPRESENTED BY THESE DOCUMENTS INCLUDES THE CONSTRUCTION OF THE CORE & SHELL 6 STORY OFFICE BUILDING, PARKING GARAGE AND ASSOCIATED SITE WORK ONLY. TENANT IMPROVEMENTS WILL BE PERMITTED BY OTHERS AND CONSTRUCTED UNDER SEPARATE CONTRACTS.

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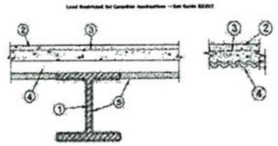
BXUV.D788
Fire Resistance Ratings - ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

Fire Resistance Ratings - ANSI/UL 263



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BXUV.N791
Fire Resistance Ratings - ANSI/UL 263

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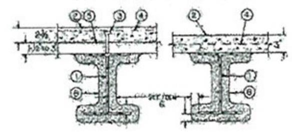
Fire Resistance Ratings - ANSI/UL 263



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COMcheck Software Version 3.1 Release 1
Envelope Compliance Certificate

2003 IECC

Section 1: Project Information

Section 2: General Information

Section 3: Requirements Checklist

Air Leakage, Component Certification, and Vapor Retarder Requirements

Section 4: Compliance Statement

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LAUTH PROPERTY GROUP
PROJECT: 808
CONTACT: R. KELLY

SEM of NEVADA L.L.C.
6775 Colorado Blvd
Suite 200
Denver CO 80246
303 220 8900
303 220 0708 Fax
www.SEMarchitects.com

CERTIFIED BY:
DAVID TODD DECKER — REGISTERED ARCHITECT — No. 6090 — STATE OF NEVADA — DATE SIGNED: 2008

TITLE: GENERAL INFORMATION

PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

DATE (YYYY-MM-DD): 2007-05-07
CONSULTANT CONTACT: Todd Decker
CONSULTANT JOB NUMBER: 05148.00

REV	DATE (YYYY-MM-DD)	DESCRIPTION
		CONSTRUCTION SET
		PERMIT/PRICING SET
1		PLAN REVIEW REVISIONS
2		PLAN REVIEW REVISIONS
4		VE ITEMS

DRAWING NO. A-002
TITLE: GENERAL INFORMATION

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BXUV.X771
Fire Resistance Ratings - ANSI/UL 263

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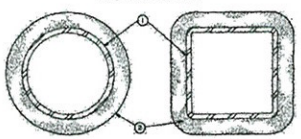
Fire Resistance Ratings - ANSI/UL 263

Design No. X771

March 23, 2007

Ratings — 3/4, 1, 1-1/2, 2, 3 and 4 h



1. **Steel Pipe or Tube** (Subject — Solid circular pipe with diameter (OD) ranging from a minimum of 2 in. to a maximum of 22 in. with a minimum wall thickness of 3/16 in.

Steel square or rectangular tube with outside end dimensions ranging from a minimum 3 in. to a maximum of 32 in. and a minimum wall thickness of 3/16 in.

The A/P ratio of the steel pipe or tube (see Item 2) shall range from 0.14 to 2.0.

2. Spray-Applied Fire Resistive Materials* — Applied by mixing with water and spraying in one or more coats on steel surfaces which must be clean and free of dirt, loose scale and oil. Min avg and min density of 15/14 pcf respectively. Min avg and min set density of 22/19 pcf respectively for Types F-166, Z-10000. Min avg and min set density of 18/16 and respectively for Types TCP-268 THRU, For method of density determination, see Design Information Section, Spreading Rates Section.

The bare ratios of the structural member is dependent upon the ratio of A/P and the thickness of Spray-Applied Fire Resistive Materials, where A/m the cross sectional area of the pipe or tube and P is the heated perimeter.

The A/P ratio of a circular pipe is determined by:

$$\frac{A/P \text{ pipe} = 0.25 \times D}{d}$$

Where:

d = the outer diameter of the pipe (in.)

t = the wall thickness of the pipe (in.)

The A/P ratio of a rectangular or square tube is determined by:

$$\frac{A/P \text{ tube} = t\,(a + b - 2t)}{a \times b}$$

Where:

a = the outer width of the tube (in.)

b = the outer height of the tube (in.)

t = the wall thickness of the tube (in.)

The thickness of fibrous-applied Fire Resistive Materials for ratings of 3/4, 1, 1-1/2, 2, 3 and 4 h of a steel pipe or tube can be determined by the equation:

$$h = R - 0.20 \times (A/P)$$

Where:

R = the hourly rating (hrs).

h = the thickness of Spray-Applied Fire Resistive Materials, minimum 3/4 in., maximum 5-1/2 in.

ARAKAWA VERMICULITE INDUSTRIES — Types MK-6, MK-6/SP, MK-6/HY, MK-7A, Monokote Accoustic 1, Monokote Acoustic 5, Zonolite 5, T-106, Z-106A.

BRADE ROBBS INC — Types MK-6/CAF, MK-6/HY, MK-7A, Monokote Accoustic 1, Monokote Acoustic 5, Z-106, Z-106A.

PYROK INC — Type LD.

SOUTHWEST FIREPROOFING PRODUCTS CO — Types 4, 5, SSF, SSF, SMD, JFP, 7HD, RSF, RSF, BMD, RSF, SMD.

VERMICULITE PRODUCTS INC — Types MK-6, MK-5.

W R GRACE & CO - CONN — Types MK-6, MK-6/HY, MK-7A, Monokote Accoustic 1, Monokote Acoustic 5, 5D, Z-106, Z-106/HY.

*Bearing the UL Classification Mark

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BXUV.Y725
Fire Resistance Ratings - ANSI/UL 263

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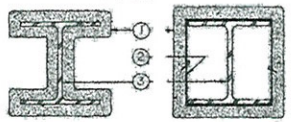
Fire Resistance Ratings - ANSI/UL 263

Design No. Y725

October 05, 2006

Ratings — 1, 1-1/2, 2, 3 and 4 h



1. **Gypsum-Applied Fire Resistive Materials*** — Applied by mixing with water and spraying in more than one coat to the thicknesses shown below, to steel surfaces which are clean and free of dirt, loose scale, and oil. Min avg and min set density of 15/14 pcf respectively. Min avg and min set density of 17/15 pcf respectively for Type HY-8. Min avg and min set density of 18/16 pcf respectively for Types TCP-242 and THD. For method of density determination, see Design Information Section, Sprayed Materials.

The thickness of Spray-Applied Fire Resistive Materials to be applied to all surfaces of the column (Item 1) required for rating periods of 1 h, 1-1/2 h, 2 h, 3 h, and 4 h may be determined by the following equation:

For W/D ≤ 5:	$h = R/(0.98(P/A(D)) + 1.07D)$
For 5 ≤ W/D ≤ 10:	$h = R/(0.89(P/A(D)) + 0.74D)$

Where:

h = Spray-Applied Fire Resistive Materials thickness in the range 0.25-3.875 in.

R = Fire resistance rating in hours (1-4 h)

D = Heated perimeter of steel column in inches

W = Weight of steel column in lbs per foot

W/D = 0.33 to 0.82

As an alternate to the equation, the minimum thickness of Spray-Applied Fire Resistive Materials required for various fire resistance ratings of normal weight or lightweight steel columns may be determined from the tables below:

Min Thk In.						
Wide Column Size	W/D	1 hr	1-1/2 hr	2 hr	3 hr	4 hr
W6x9	0.33	13/16	1 3/16	1 9/16	2 1/8	2 7/8
W6x15	0.51	11/16	1	1 5/16	2	2 5/8
W8x18	0.47	5/8	15/16	1 1/4	1 7/8	2 1/2
W10x49	0.83	1/2	3/4	1 1/8	1 11/16	2 1/4
W14x120	0.48	1/4	7/16	9/16	7/8	1 5/16
W14x730	0.82	1/4	1/4	1/4	3/8	1/2

The thicknesses contained in the table below are applicable when the Spray-Applied Fire Resistive Materials applied to carbon/dry flange tips are reduced to one-half that shown in the table below:

Min Thk In.						
Column Size	W/D	1 hr	1-1/2 hr	2 hr	3 hr	4 hr
W5x9	0.33	7/8	1 1/4	1 5/8	2 7/16	3 3/16
W8x15	0.37	3/4	1 1/16	1 3/8	2 1/16	2 11/16
W8x28	0.67	11/16	1 1/16	1 3/8	2 1/16	2 5/8
W10x49	0.83	5/8	15/16	1 1/4	1 7/8	2 1/2
W14x233	2.48	1/4	7/16	9/16	13/16	1 9/16

SOUTHWEST FIREPROOFING PRODUCTS CO — Types 4, 5, SSF, SSF, SMD, JFP, 7HD, RSF, RSF, BMD, RSF, SMD.

Min Thk In.						
Wide Column Size	W/D	1 hr	1-1/2 hr	2 hr	3 hr	4 hr
W6x9	0.33	11/16	1	1 5/16	2	2 5/8
W8x15	0.37	9/16	7/8	1 1/8	1 3/4	2 5/16
W8x28	0.67	9/16	13/16	1 1/16	1 5/8	2 3/16
W10x49	0.83	1/2	3/4	1	1 1/2	2
W14x233	2.48	1/4	7/16	9/16	13/16	1 1/16
W14x730	0.82	1/4	1/4	1/4	3/8	1/2

The thicknesses contained in the table below are applicable when the Spray-Applied Fire Resistive Materials applied to column's flange tips are reduced to one-half that shown in the table below:

Min Thk In.						
Wide Column Size	W/D	1 hr	1-1/2 hr	2 hr	3 hr	4 hr
W5x9	0.33	3/4	1 1/16	1 3/8	2 1/16	2 13/16
W8x18	0.37	3/4	15/16	1 1/16	1 11/16	2 3/8
W8x28	0.67	5/8	13/16	1 1/16	1 7/8	2 5/16
W10x49	0.83	9/16	15/16	1 3/16	1 15/16	2 1/8
W14x730	2.48	3/4	9/16	11/16	1 1/8	1 1/2

SOUTHWEST FIREPROOFING PRODUCTS CO — 14-5

2. **Metal Lath** — (Optional for corner applications) — 3.4 lb/sq yd galvanized or painted expanded steel lath. Lath shall be faced 1 in. and tied together with No. 18 SWG galvanized steel, wire spaced vertically 6 in. O.C.

3. **Steel Columns** — Wide flange steel column, see sizes as shown in the tables above.

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BXUV.U495
Fire Resistance Ratings - ANSI/UL 263

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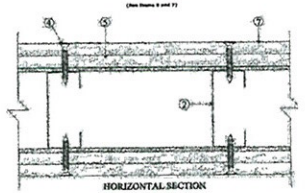
Fire Resistance Ratings - ANSI/UL 263

Design No. U495

July 11, 2007

Nonbearing Wall Rating — 1 or 2 Hr.

(See Items 6 and 7)



HORIZONTAL SECTION

1. **Floor and Ceiling Members** — (Not Shown) — Channel-shaped members, 0.538 in. wide (NSR), 1-1/4 in. high, formed from No. 25 MSG (min) galv steel, spaced 24 in. OC max.

2. **Metal Studs** — Channel shaped 3-5/8 in. wide (min), 1-1/4 in. legs, 3/8 in. folded back returns, formed from No. 25 MSG (min) galv steel, spaced 24 in. OC max.

3. **Batts and Blankets*** — (Optional, not shown) — Mineral wool or glass fiber batts partially or completely filling stud cavities.

See Batts and Blankets (BKSZ) category for names of Classified companies.

4. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 3) — Spray applied cellulose material. The fiber is applied with water in accordance with the applicators instructions supplied with the product. Nominal dry density of 3.0 lb/ft³. Alternate application method. The fiber is applied with U.S. GreenFiber LLC Type 49/60 but not adhesive at a nominal rate of 3lbs per sq ft which is applied to the exposed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 2.5 lb/ft³.

U S GREENFIBER, L L C — Consult Statefoam or Cocoon-FRM (Fire Rated Material)

5. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 3) and Item 5A - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product, applied to completely fill the enclosed cavity. Minimum dry density of 4.0 pounds per cubic ft.

INSPECTOR, CO INC — Cellufoam Insulation

6. **Gypsum** — Type X wall covering screws, 1-1/4 or 1-5/8 in. long, (1.95) and 2-1/2 in. long (1.45).

7. **Building Board*** — For 1 Hr Rating — Nom 5/8 or 3/4 in. thick, 4 ft wide, faced gypsum wallboard panels with the faced side on the interior wall cavity. Panels attached to studs and floor and ceiling runners with screws spaced 8 in. OC along the edges of the panel and 12 in. OC in the field of the panel. Joints oriented vertically and staggered on opposite sides of the assembly.

GENERAL ELECTRIC CO — Type LexGrid

MOISTURE PERSPIRANTS MATERIALS — Type GreeGuard.

8. **Joint Tape and Compound** — (not shown) — Tape, and or plastered joint compound, applied in two coats to joints and screw heads, paper tape, 2 in. wide, embedded in first layer of compound over all joints.

9. **Gypsum Board*** — For 2 hr Rating — Any Classified 5/8 in. thick (minimum), 4 ft wide, wallboard applied over exterior face of building stud (Item 2), installed in the same manner with joints staggered 24 in. from building joint (Item 7) and attached to studs and floor and ceiling runners with screws spaced 8 in. OC.

See Gypsum Board (CKNX) Category for names of manufacturers.

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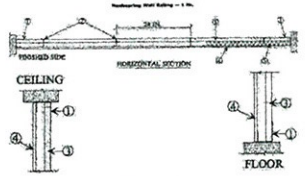
Fire Resistance Ratings - ANSI/UL 263

Design No. U499

February 28, 2008

Nonbearing Wall Rating — 1 Hr.



1. **Channel Track** — "T"-shaped channel, 2-1/2 in. deep with unequal legs of 1 in. and 2 in., fabricated from No. 25 MSG galv steel. Channels attached to structural members with steel fasteners located not more than 2 in. from ends and not greater than 24 in. OC.

2. **Steel Studs** — "T"-shaped studs, min 2-1/2 in. deep by 1-1/2 in. wide, fabricated from min 25 MSG galv steel, spaced 24 in. OC, vertically oriented with flange of stud facing the exposed side of the wall. Studs cut to length and friction fitted between floor and ceiling tracks.

2A. **Steel Studs** — (Not Shown) — "C"-shaped studs, min 2-1/2 in. deep by 1-1/2 in. wide, fabricated from min 25 MSG galv steel, spaced 24 in. OC, vertically oriented with flange of stud facing the exposed side of the wall. Studs cut to length and friction fitted between floor and ceiling tracks.

2B. **Steel Studs** — (Not Shown) — "C"-shaped studs, min 2-1/2 in. deep by 1-1/2 in. wide, fabricated from min 25 MSG galv steel, spaced 24 in. OC, vertically oriented with flange of stud facing the exposed side of the wall. Studs cut to length and friction fitted between floor and ceiling tracks.

2C. **Furring Channels** — (Optional, not shown) — Resilient furring channels fabricated from min. 25 MSG corrosion protected steel, furnished in manufacturer's standard configuration, spaced 24 in. OC. Flange of channel attached to each intersecting stud on side of stud opposite the exposed side of the wall with one screw at each intersection. Channels oriented horizontally with ends terminated at 1 in. long flange of 2-1/2 in. deep steel runner track. When furring channels are used, insulation is to be installed vertically only.

3. **Gypsum Board*** — 1 in. thick gypsum wallboard that panels, supplied in nominal 24 in. widths, Vertical edges tapered in "V" shape. Panels applied with long dimension parallel to furring channels with 1-1/2 in. long Type S self-drilling, self-tapping bugle head steel screws spaced not greater than 24 in. OC.

MATERIAL SYSTEMS CO — Types FSK, FSK-R.

4. **Gypsum Board*** — 5/8 in. thick, 4 ft wide, applied horizontally or vertically and attached to studs with 1 in. long Type S dull screws spaced 12 in. OC along the edges and in the field of the boards. When Furring Channels (Item 2C) are used, gypsum board oriented vertically to furring channels with 1 in. long Type S steel screws spaced 12 in. OC.

MATERIAL SYSTEMS CO — Types FSK-C, FSK, FSK-S, FSK-C, FSK-R.

4A. **Gypsum Board*** — 5/8 in. thick, 4 ft wide, applied vertically and attached to studs with 1 in. long Type S steel screws spaced 12 in. OC along the edges and in the field of the boards. When Furring Channels (Item 2C) are used, gypsum board oriented vertically to furring channels with 1 in. long Type S steel screws spaced 12 in. OC.

MATERIAL SYSTEMS CO — Types FSK-C, FSK-C.

5. **Batts and Blankets*** — (Optional) — Mineral wool or glass fiber batts partially or completely filling stud cavity. Any mineral wool or glass fiber batt bearing the UL Classification Marking as to Fire Resistance, See Batt and Blankets (BKSZ) Category for Names of Classified Companies.

5A. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 5) — Spray applied cellulose material. The fiber is applied with water to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 3.5 lb/ft³. Alternate application method. The fiber is applied with U.S. GreenFiber LLC Type 49/60 but not adhesive at a nominal rate of less.pcm pcfoment to fill more than to completely fill the enclosed cavity in accordance with the application instructions supplied with the product. Nominal dry density of 2.5 lb/ft³.

U S GREENFIBER, L L C — Consult Statefoam or Cocoon-FRM (Fire Rated Material)

5B. **Fiber, Sprayed*** — As an alternate to Batts and Blankets (Item 5) and Item 5A - Spray applied cellulose insulation material. The fiber is applied with water to interior surfaces in accordance with the application instructions supplied with the product, applied to completely fill the enclosed cavity. Minimum dry density of 4.0 pounds per cubic ft.

INSPECTOR, CO INC — Cellufoam Insulation

*Bearing the UL Classification Mark

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The appearance of a company's name or product in this database does not in itself assure that products so identified have been manufactured under UL's Follow-Up Service. Only those products bearing the UL Mark should be considered to be Listed and covered under UL's Follow-Up Service. Always look for the Mark on the product.

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TABLE 720.1(2)
RATED FIRE-RESISTANCE PERIODS FOR VARIOUS WALLS AND PARTITIONS

MATERIAL	ITEM NUMBER	CONSTRUCTION	MINIMUM FINISHED THICKNESS FACE-TO-FACE (INCHES) 4 HOUR	3 HOUR	2 HOUR	1 HOUR
3. CONCRETE MASONRY UNITS	3-1.2	EXPANDED CLAY, SHALE OR SLATE	5.1	4.4	3.6	2.6

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EMAIL: kkelly@lauth.net
PROJECT NUMBER: 7041
STATE NUMBER:

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STRUCTURAL ENGINEERING MANAGEMENT NEVADA, LLC
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Centennial CO 80146
303 220 9900
303 220 9990 fax
www.SEMstructural.com

DONALD TODD DECKER
No. 6009
REGISTERED
DATE SIGNED:
PROFESSIONAL ENGINEER
STATE OF NEVADA

DRAWING NO. A-003

TITLE: UL ASSEMBLIES

PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

DESCRIPTION

DATE (YYYY-MM-DD) 2007-05-07

DRAWN BY: Joel Tanner

CHECKED BY: Don Decker

PROJECT NUMBER: 05.45.10

REV | DATE (YYYY-MM-DD) | DESCRIPTION
1 | 2007-08-31 | CONSTRUCTION SET
2 | 2007-10-26 | CONSTRUCTION SET
3 | 2008-01-04 | CONSTRUCTION SET
4 | 2008-04-04 | CONSTRUCTION SET
5 | 2008-05-30 | CONSTRUCTION SET
6 | 2008-08-15 | CONSTRUCTION SET
7 | 2008-10-31 | CONSTRUCTION SET
8 | 2009-05-15 | CONSTRUCTION SET

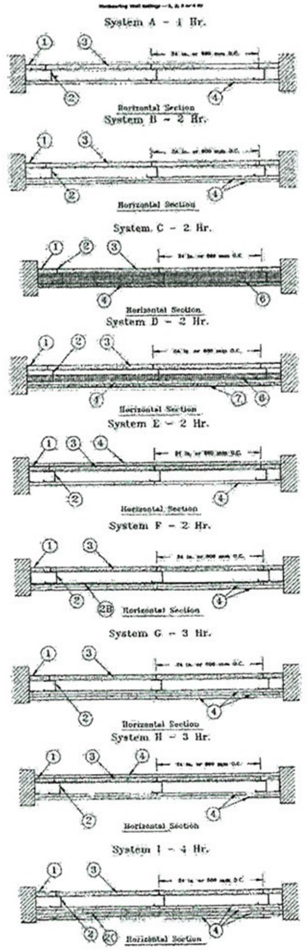
ONLINE CERTIFICATIONS DIRECTORY

BXUV.U415
Fire Resistance Ratings - ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

Fire Resistance Ratings - ANSI/UL 263

Design No. U415



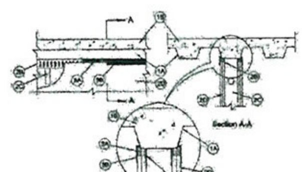
ONLINE CERTIFICATIONS DIRECTORY

XHBN.HW-D-0137
Joint Systems

Design/System/Construction/Assembly Usage Disclaimer

Joint Systems

System No. HW-D-0137



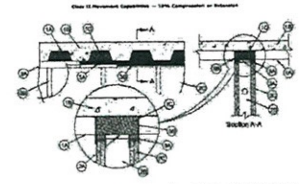
ONLINE CERTIFICATIONS DIRECTORY

XHBN.HW-D-0457
Joint Systems

Design/System/Construction/Assembly Usage Disclaimer

Joint Systems

System No. HW-D-0457



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DAVID TODD DECKER REGISTERED ARCHITECT STATE OF NEVADA No. 6080

TITLE: UL ASSEMBLIES

PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

DRAWING NO: A-004

TITLE: UL ASSEMBLIES

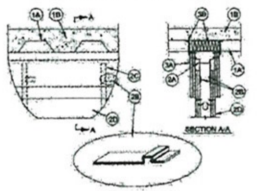
ONLINE CERTIFICATIONS DIRECTORY

XHBN.HW-D-1020
Joint Systems

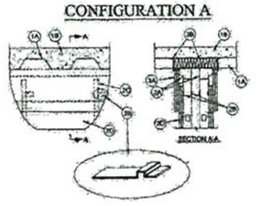
Design/System/Construction/Assembly Usage Disclaimer

Joint Systems

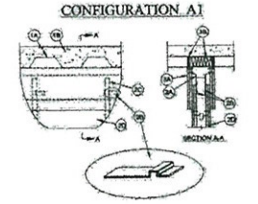
System No. HW-D-1020



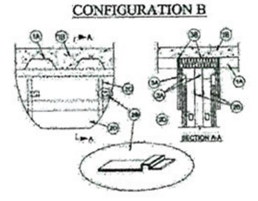
CONFIGURATION A



CONFIGURATION A1



CONFIGURATION B



CONFIGURATION B1

Manufacturer	Product Designation	System No.
[illegible]	[illegible]	[illegible]

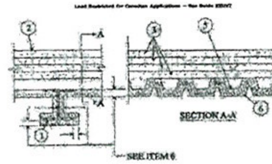
Manufacturer	Product Designation	System No.
[illegible]	[illegible]	[illegible]

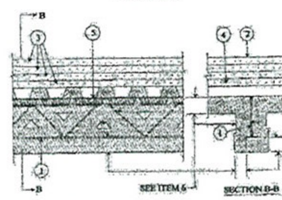
ONLINE CERTIFICATIONS DIRECTORY

BXUV.P741
Fire Resistance Ratings - ANSI/UL 263

Design/System/Construction/Assembly Usage Disclaimer

Fire Resistance Ratings - ANSI/UL 263





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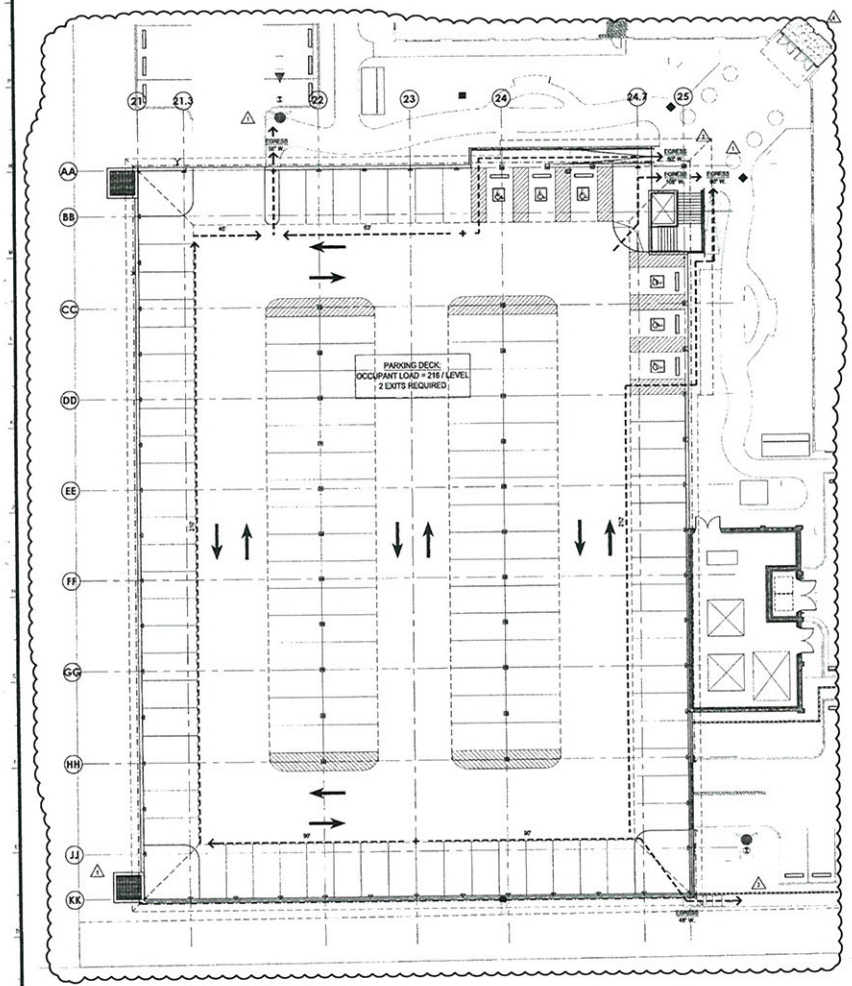
DAVID TODD DECKER
REGISTERED ARCHITECT
No. 6060
STATE OF NEVADA

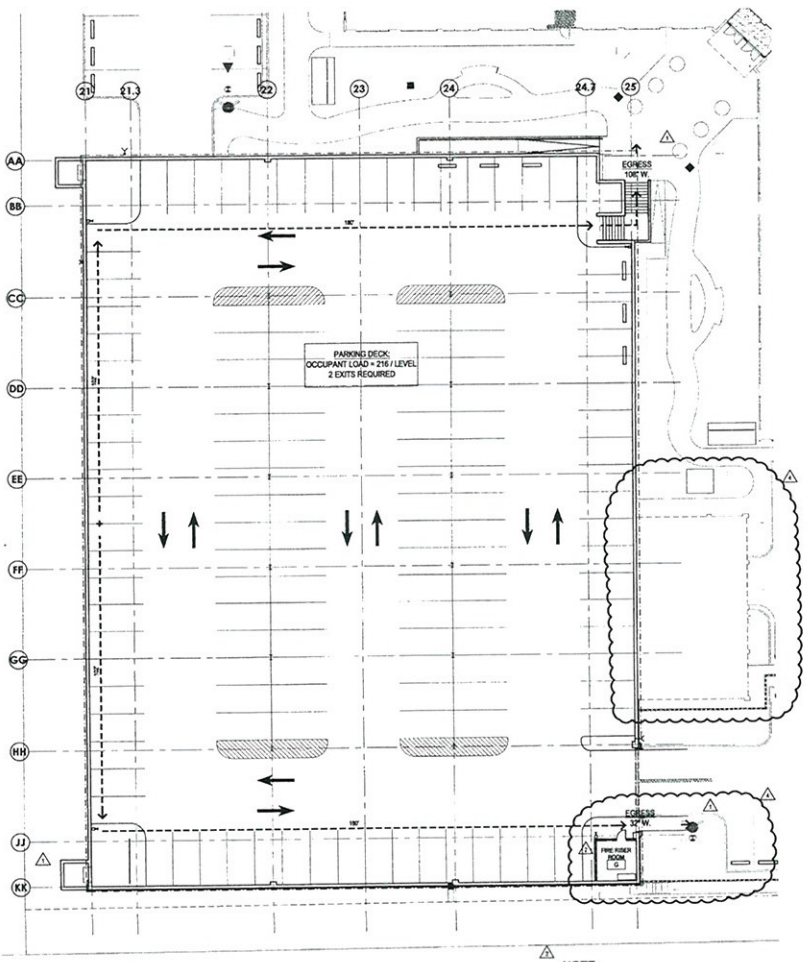
TITLE: UL ASSEMBLIES

PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

DRAWING NO. A-005

TITLE: UL ASSEMBLIES





NOTE:

1. PROVIDE 1-HOUR FIRE RATED ENCLOSURE AT FIRE RISER ROOM. 1-HOUR ENCLOSURE SHOWN

WVR-35710
10/08/09 PC

SYMBOL LEGEND:

- F.E. FIRE EXTINGUISHER
- F.E.C. FIRE EXTINGUISHER CABINET
- EXIT SIGN
- ONE HOUR FIRE ASSEMBLY
- TWO HOUR FIRE ASSEMBLY
- DIRECTION OF TRAVEL AND DISTANCE

2 PARKING GARAGE EXITING PLAN (UPPER LEVEL)
1/16" = 1'-0"

1 PARKING GARAGE EXITING PLAN (LOWER LEVEL)
1/16" = 1'-0"

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DONALD TODD DECKER
REGISTERED
ARCHITECT
STATE OF NEVADA
No. 6080
DATE SIGNED:
2008

designed by:

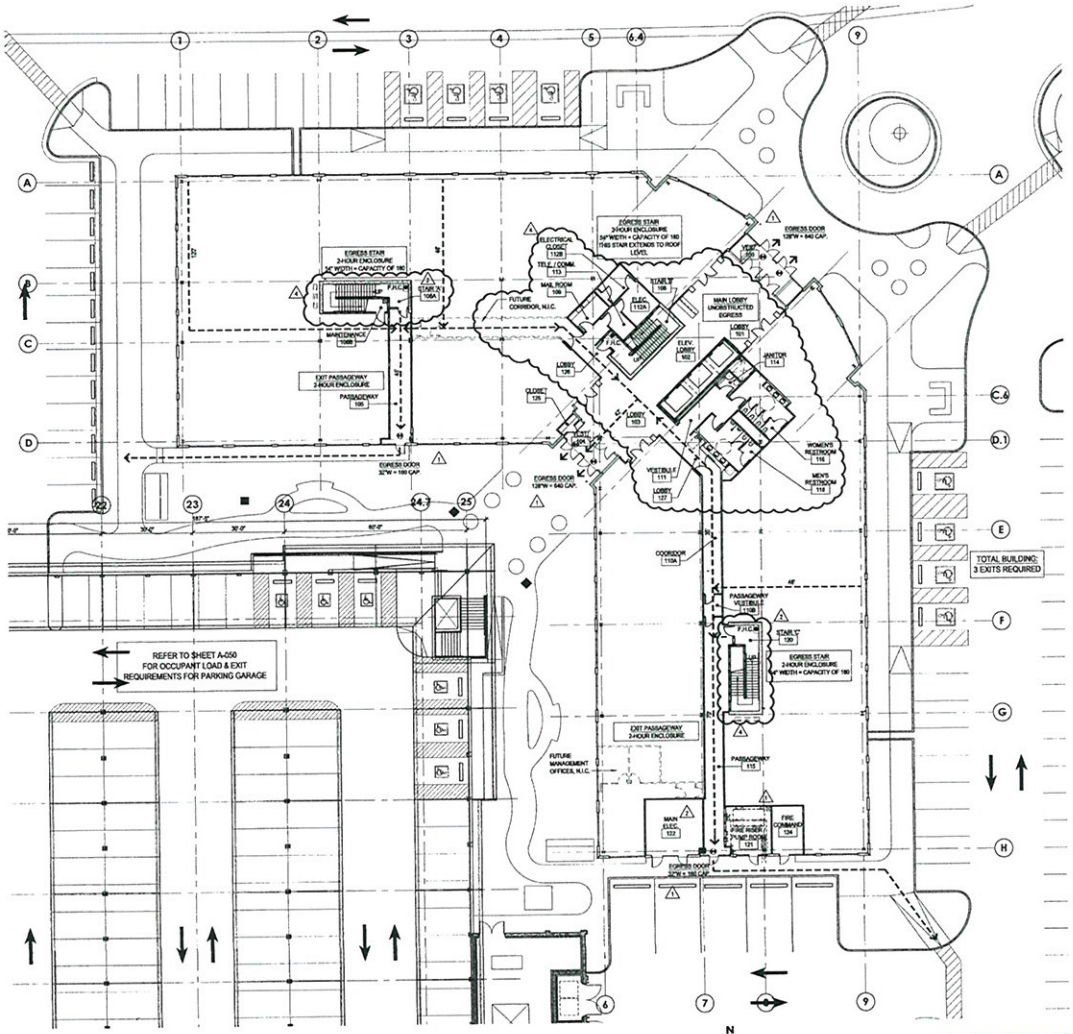
TITLE: PARKING GARAGE EXIT PLANS

PROJECT
MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

DRAWN BY
CHECKED BY
DATE 07/31/2009
JOB NUMBER 0714.00

NO	DATE	DESCRIPTION
1	08/21/09	PER PLAN CHECK COMMENTS

DRAWING NO. A-050
SHEET OF
TITLE: PARKING GARAGE EXIT PLANS



1 EXITING PLAN (FIRST LEVEL)
1/16" = 1'-0"

N

SYMBOL LEGEND:

- F.E. FIRE EXTINGUISHER
- F.H.C. FIRE HOSE CABINET
- EXIT SIGN
- TWO HOUR FIRE ASSEMBLY
- DIRECTION OF TRAVEL AND DISTANCE

CODE INFORMATION

BUILDING SQUARE FOOTAGE:
187,410 G.S.F.

CONSTRUCTION TYPE:
TYPE IIA - FULLY SPRINKLERED

OCCUPANCY:
GROUP B - OFFICE - PROFESSIONAL SERVICES

APPLICABLE BUILDING CODES:

Based upon 2003 IBC & City of Las Vegas Amendments (LVV)

Office Building

Section	Requirement
304	Group B, Office, Professional services
302.2	Other uses as accessory, less than 10% per floor

LVA 403.1 High-rise provisions apply to buildings having occupied floors above 55'
403.2 Fire sprinkler system and secondary water supply are required
403.3.2 Reduction in fire-resistance rating Table 601 provisions reduce from type IB to Type IIA with both supervisory and water-flow initiating devices on sprinkler control valves
403.3.2 Shafts, other than stairs & elevator enclosures; 1-hour rated with sprinklers installed in shaft
403.4 Emergency egress and rescue provisions of 1005 are not required.
403.5 Automatic fire detection; smoke detection required
403.6 Emergency voice/alarm system; required
403.7 Fire department communication system; required
403.8 Fire command center; required
403.9 Elevator operation; per Chapter 30
403.10 Standby power; required per 2702
403.11 Emergency power; required per 2702
403.12 Stairway door operation; locking doors controlled by fire command center
403.12.1 Stairway communication required
LVA 403.13 Smokeproof exit enclosures; required per 909.20 & 1018.1.8
LVA 403.15 Smoke control; required per 909

LVA 501.2 Premises identification; provided in accordance with Chapter 15.28 of the Las Vegas Municipal Code
Table 503 Allowable height; 11-story, 180'

Table 503 Allowable Building Area; Unlimited

602.3 Construction Type: IB - Fully sprinklered
Table 601 Reduced to Type IIA requirements per 403.3, 2- 1-hour rating for all structural building elements
Table 602 No fire resistive requirements for exterior walls, with 30' separation.

Table 704.8 No limits on exterior openings with 30' separation
704.3, exception 2 Vertical separation of openings, Section does not apply with building equipped with automatic sprinkler system
707.4 Shaft enclosures; 2-hour rated at stairs and elevators. Other shafts; 1-hour per 403.3.2.
707.14.1 Elevator Lobby; does not need to be separated from corridor since corridor is not required to be rated per 1018.1

LVA 907.2.12 High-rise buildings; automatic fire alarm and emergency voice/alarm communication required.
LVA 909.20.4 DELETE ICC section for mechanical ventilation alternative
LVA 909.20.5 Replaced ICC Section - Stair enclosure must be pressurized, provide vestibule w/ walls & doors per 714.2, and have dampered relief openings

Table1004.1.2 Occupant Load; Office - 180,000 S.F. @ 1/100 = 1,800
Per floor; 300
LVA Table 1005.1 Egress Width Required:
Stairs - 300 x 0.3 = 90" total or 30" per stair
Other (corridors & doors) - 300 x 0.2 = 60" total or 30" each.
1007.2.1 Elevator must serve as an accessible means of egress
1005.12 One stairway is required to extend to roof.
Table 1015.1 Exit Access travel Distance 300'
Table 1016.1 Corridors are NOT required to be rated
Table 1018.1 2 exits required per floor, 4 per building
1018.1 Stair enclosures, and vestibules, 2-hour rated
LVA 1018.1.6 Smoke-proof enclosures required.

1023.1 Exits shall discharge directly to the exterior
Exceptions: 50% of exits may egress through areas on the level of discharge with rated walls and fire sprinklers.

1621 Seismic Design Category C, determined by structural calculations.
ASCE 7, 9.6.1.7, Construction documents for architectural components are not required.

Plumbing Facilities

Table 2902.1 Per Floor, assumed at 30,000 S.F. (300 occupants)

Total	WC's	Lavs	Drinking Fountain
	7	6	5

OR

Per Building, assumed at 180,000 S.F. (1,800 occupants)

Total	WC's	Lavs	Drinking Fountain
	27	24	18

Parking Deck - 3-levels, "Enclosed Parking Garage" per Section 406

Section	Requirement
406.4	Group S2, Enclosed Parking Garage
406.4.2	Mechanical ventilation system required

Table 503 Allowable height; 4-story, 56'
Table 503 Allowable area; 26,000 SF
506.3 Automatic Sprinkler Increase; 200% = 52,000 SF
506.4 Area determination; 2-story = 104,000 SF

602.3 Construction Type; II-B
Table 601 No fire resistive requirements for building elements.
Table 602 No fire resistive requirements for exterior walls, with 10' separation.

Table 704.8 No limits on exterior openings with 30' separation.

903.2.9 Sprinkler system required for "Enclosed Parking Garage" per section 406.4.

Table1004.1.2 Occupant Load; Parking Garage - 86,400 S.F. @ 1/200 = 432
Per floor; 216
Table 1015.1 Exit Access travel Distance 400'
Table 1018.1 2 exits required per floor, 2 per building

AREA AND OCCUPANCY:

FIRST LEVEL

100	VESTIBULE	192 S.F.	(2 OCCUPANTS)
101	LOBBY	585 S.F.	(6 OCCUPANTS)
102	ELEVATOR LOBBY	394 S.F.	(4 OCCUPANTS)
103	LOBBY	588 S.F.	(6 OCCUPANTS)
104	VESTIBULE	127 S.F.	(2 OCCUPANTS)
105	PASSAGEWAY	311 S.F.	(4 OCCUPANTS)
105A	STAIR 'A'	218 S.F.	(3 OCCUPANTS)
106	MAINTENANCE (300 S.F. PER OCCUPANT)	20 S.F.	(1 OCCUPANT)
107	(NOT USED)		
108	STAIR 'B'	228 S.F.	(3 OCCUPANTS)
109	MAIL ROOM	85 S.F.	(1 OCCUPANT)
110A	CORRIDOR	253 S.F.	(3 OCCUPANTS)
110B	PASSAGEWAY VESTIBULE	42 S.F.	(1 OCCUPANT)
111	VESTIBULE	136 S.F.	(2 OCCUPANTS)
112A	ELECTRICAL (300 S.F. PER OCCUPANT)	115 S.F.	(1 OCCUPANT)
112B	ELECTRICAL CLOSET (300 S.F. PER OCCUPANT)	78 S.F.	(1 OCCUPANT)
112C	ELECTRICAL CLOSET (300 S.F. PER OCCUPANT)	8 S.F.	(1 OCCUPANT)
113	TELEPHONE / COMM. (300 S.F. PER OCCUPANT)	85 S.F.	(1 OCCUPANT)
114	JANITOR (300 S.F. PER OCCUPANT)	33 S.F.	(1 OCCUPANT)
115	PASSAGEWAY	546 S.F.	(5 OCCUPANTS)
116	WOMEN'S RESTROOM	2455 F.	(3 OCCUPANTS)
117	(NOT USED)		
118	MEN'S RESTROOM	2125 F.	(3 OCCUPANTS)
119	(NOT USED)		
120	STAIR 'C'	243 S.F.	(3 OCCUPANTS)
121	FIRE RISER / PUMP ROOM (300 S.F. PER OCCUPANT)	227 S.F.	(1 OCCUPANT)
122	MAIN ELECTRICAL (300 S.F. PER OCCUPANT)	341 S.F.	(2 OCCUPANTS)
123	(NOT USED)		
124	FIRE COMMAND (300 S.F. PER OCCUPANT)	158 S.F.	(1 OCCUPANT)
125	CLOSET	19 S.F.	(1 OCCUPANT)
126	LOBBY	156 S.F.	(2 OCCUPANTS)
127	LOBBY	154 S.F.	(2 OCCUPANTS)
AAA	ELEVATORS	201 S.F.	(3 OCCUPANTS)

FIRST LEVEL - GROSS FLOOR AREA
BUSINESS AREA (100 S.F. PER OCCUPANT) 30,355 S.F. = 304 OCCUPANTS

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STEVEN E. MORRIS, LLC
6121 S. Colorado Blvd
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Denver CO 80216
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303 320 0704 Fax
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DARYL TODD DECKER
REGISTERED
No. 6080
DATE SIGNED:
STATE OF NEVADA
PROFESSIONAL ENGINEER

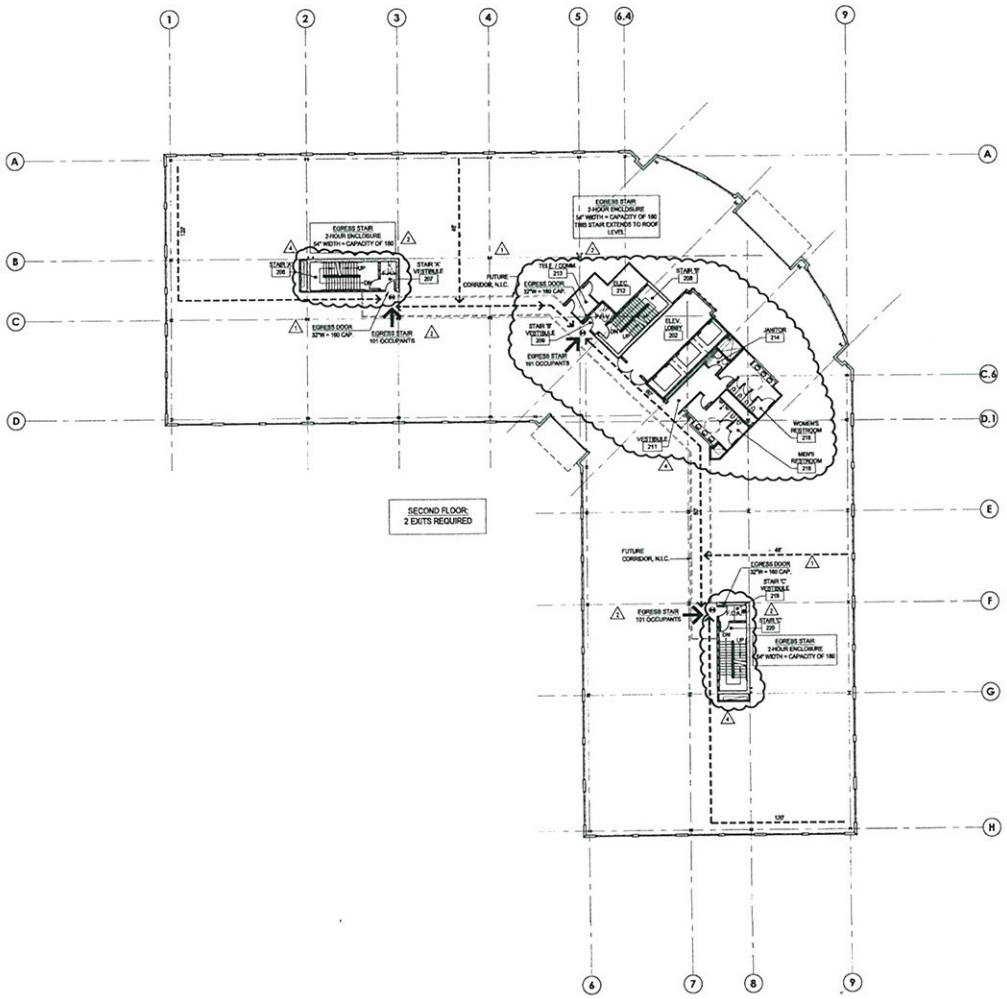
TITLE: EXITING PLAN (FIRST LEVEL)
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

PLAN CHECK NO. (YY-####XX)
DATE: 09/21/09
ORIGINAL DATE
CONSULTANT CONTACT
JOB NUMBER
SCALE: 1/16"=1'-0"

NO.	DATE (YY-MM-DD)	DESCRIPTION
1	09-10-08	PLAN CHECK COMMENTS
2	09-10-21	PLAN CHECK COMMENTS

DRAWING NO. A-051 SHEET OF

TITLE: EXITING PLAN (FIRST LEVEL)



1 EXITING PLAN (SECOND LEVEL)
1/16" = 1'-0"

N

SYMBOL LEGEND:

- F.E. FIRE EXTINGUISHER
- (F.C.A. FLOOR CONTROL ASSEMBLY
- (F.H.V. FIRE HOSE VALVE
- EXIT SIGN
- TWO HOUR FIRE ASSEMBLY
- DIRECTION OF TRAVEL AND DISTANCE

AREA AND OCCUPANCY:

SECOND LEVEL

200	(NOT USED)		
201	(NOT USED)		
202	ELEVATOR LOBBY	379 S.F.	(4 OCCUPANTS)
203	(NOT USED)		
204	(NOT USED)		
205	(NOT USED)		
206	STAIR 'A'	211 S.F.	(3 OCCUPANTS)
207	STAIR 'A' VESTIBULE	49 S.F.	(1 OCCUPANT)
208	STAIR 'B'	217 S.F.	(3 OCCUPANTS)
209	STAIR 'B' VESTIBULE	52 S.F.	(1 OCCUPANT)
210	(NOT USED)	138 S.F.	(2 OCCUPANTS)
211	VESTIBULE	193 S.F.	(1 OCCUPANT)
212	ELECTRICAL (100 S.F. PER OCCUPANT)	64 S.F.	(1 OCCUPANT)
213	TELEPHONE / COMM. (300 S.F. PER OCCUPANT)	33 S.F.	(1 OCCUPANT)
214	JANITOR (300 S.F. PER OCCUPANT)		
215	(NOT USED)		
216	WOMEN'S RESTROOM	343 S.F.	(3 OCCUPANTS)
217	(NOT USED)		
218	MEN'S RESTROOM	212 S.F.	(3 OCCUPANTS)
219	STAIR 'C' VESTIBULE	49 S.F.	(1 OCCUPANT)
220	STAIR 'C'	211 S.F.	(3 OCCUPANTS)
AAI	ELEVATORS	238 S.F.	(3 OCCUPANTS)
	MECHANICAL SHAFTS (NOT INCLUDED)	95 S.F.	

SECOND LEVEL - GROSS FLOOR AREA

BUSINESS AREA (100 S.F. PER OCCUPANT) 30,247 S.F. = 303 OCCUPANTS

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PROJECT NUMBER: 7841
STATE NUMBER:

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DAVID TODD DECKER
REGISTERED
No. 6060
STATE OF NEVADA
DATE SIGNED: 7 2009

DESCRIPTION

REV	DATE (YYYY-MM-DD)	DESCRIPTION
1	2009-08-21	CITY COMMENTS

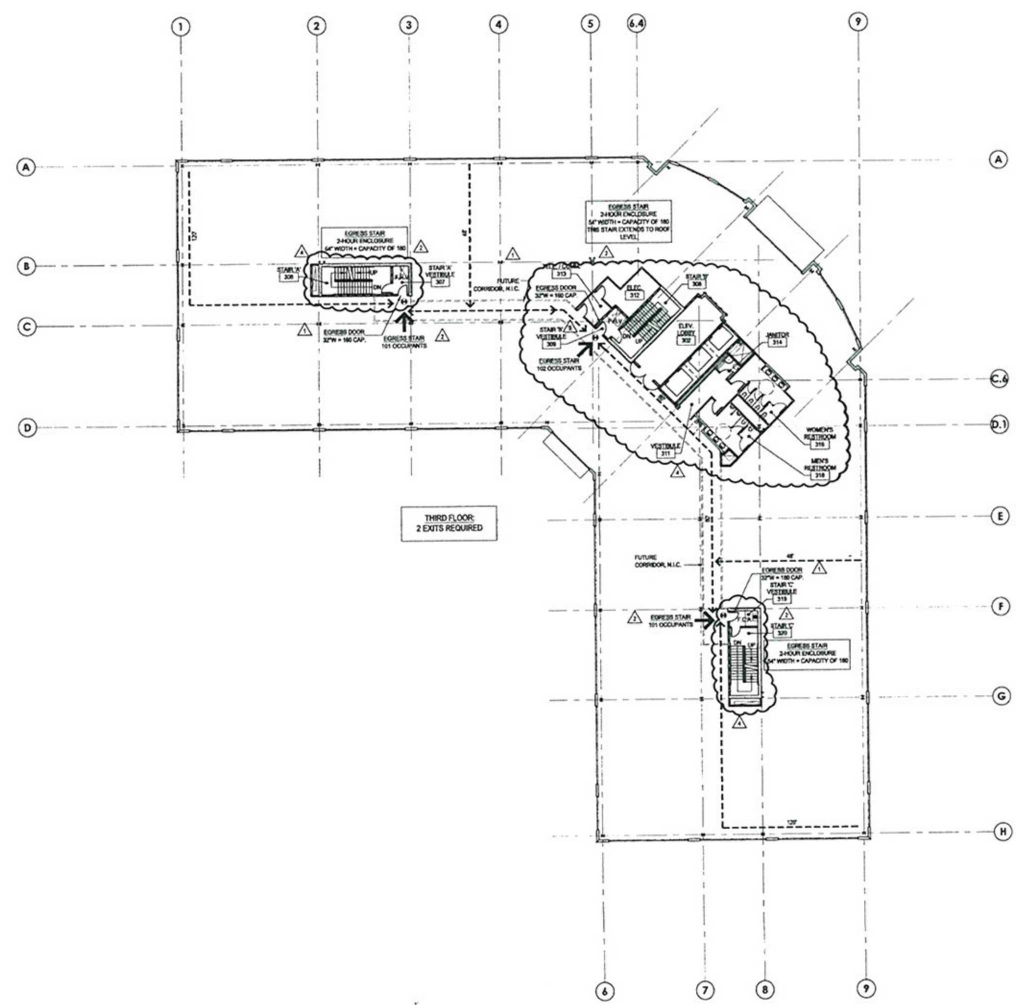
CONSULTANT CONTACT: Darin Taylor
CONSULTANT LICENSE NUMBER: 006

TITLE: EXITING PLAN (SECOND FLOOR)

PROJECT
MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

DRAWING NO. A-052
SHEET OF

TITLE: EXITING PLAN (SECOND FLOOR)



1 EXITING PLAN (THIRD LEVEL)
1/16" = 1'-0"

SYMBOL LEGEND:

- F.E. — FIRE EXTINGUISHER
- F.C.A. — FLOOR CONTROL ASSEMBLY
- F.H.V. — FIRE HOSE VALVE
- EXIT SIGN
- TWO HOUR FIRE ASSEMBLY
- DIRECTION OF TRAVEL AND DISTANCE

AREA AND OCCUPANCY:

THRID LEVEL

300	(NOT USED)		
301	(NOT USED)		
302	ELEVATOR LOBBY	379 S.F.	(4 OCCUPANTS)
303	(NOT USED)		
304	(NOT USED)		
305	(NOT USED)		
306	STAIR 'A'	211 S.F.	(3 OCCUPANTS)
307	STAIR 'A' VESTIBULE	49 S.F.	(1 OCCUPANT)
308	STAIR 'B'	217 S.F.	(3 OCCUPANTS)
309	STAIR 'B' VESTIBULE	52 S.F.	(1 OCCUPANT)
310	(NOT USED)		
311	VESTIBULE	138 S.F.	(2 OCCUPANTS)
312	ELECTRICAL (300 S.F. PER OCCUPANT)	163 S.F.	(1 OCCUPANT)
313	TELEPHONE / COMM. (300 S.F. PER OCCUPANT)	84 S.F.	(1 OCCUPANT)
314	JANITOR (300 S.F. PER OCCUPANT)	42 S.F.	(1 OCCUPANT)
315	(NOT USED)		
316	WOMEN'S RESTROOM	232 S.F.	(3 OCCUPANTS)
317	(NOT USED)		
318	MEN'S RESTROOM	220 S.F.	(3 OCCUPANTS)
319	STAIR 'C' VESTIBULE	49 S.F.	(1 OCCUPANT)
320	STAIR 'C'	211 S.F.	(3 OCCUPANTS)
A&B	ELEVATORS	226 S.F.	(3 OCCUPANTS)
	MECHANICAL SHAFTS (NOT INCLUDED)	95 S.F.	

THIRD LEVEL - GROSS FLOOR AREA
BUSINESS AREA (100 S.F. PER OCCUPANT) 30,339 S.F. = 304 OCCUPANTS

WVR-35710
10/08/09 PC

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LAUTH PROPERTY GROUP

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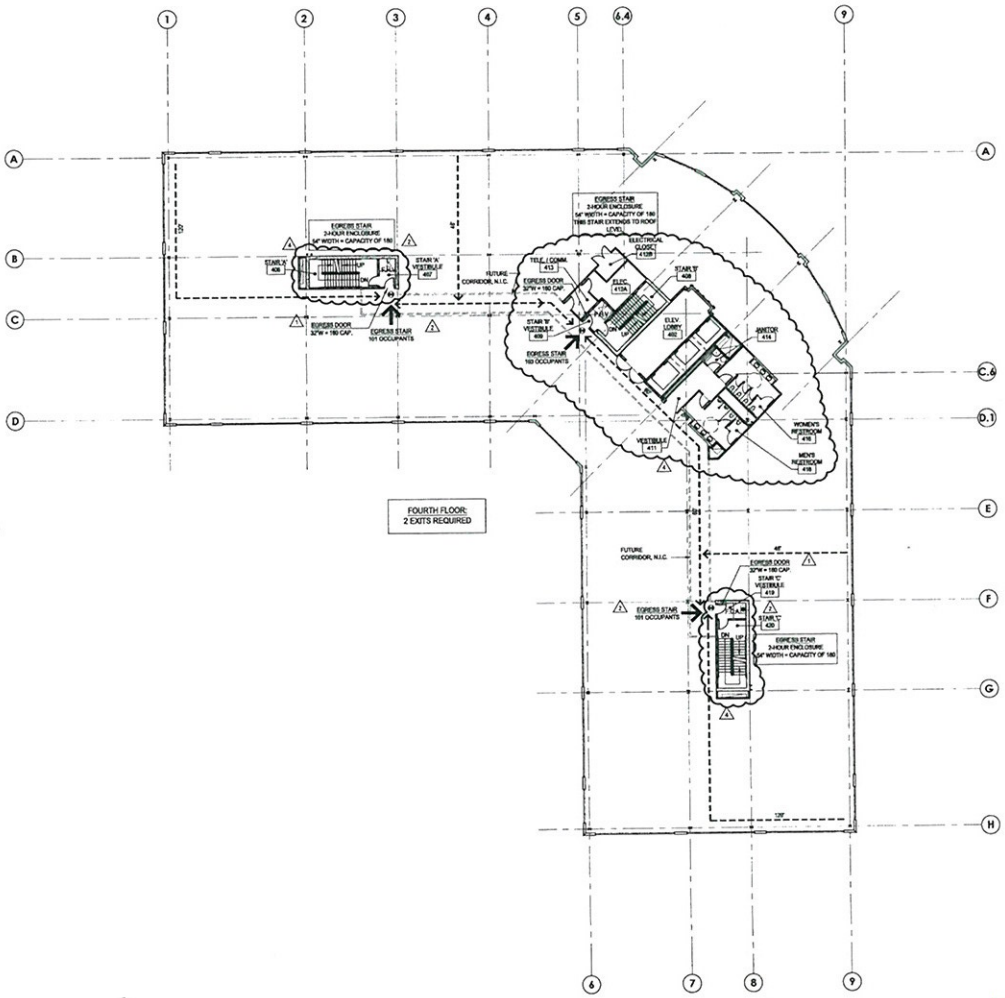
CERTIFIED BY
DAVID TODD DECKER REGISTERED ARCHITECT STATE OF NEVADA No. 6060
DATE SIGNED: 2008

TITLE: EXITING PLAN (THIRD LEVEL)

PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

DRAWING NO. A-053
TITLE: EXITING PLAN (THIRD LEVEL)



AREA AND OCCUPANCY:

FOURTH LEVEL

400	(NOT USED)	
401	(NOT USED)	
402	ELEVATOR LOBBY	370 S.F. (4 OCCUPANTS)
403	(NOT USED)	
404	(NOT USED)	
405	(NOT USED)	
406	STAIR 'A'	211 S.F. (3 OCCUPANTS)
407	STAIR 'A' VESTIBULE	49 S.F. (1 OCCUPANT)
408	STAIR 'B'	217 S.F. (3 OCCUPANTS)
409	STAIR 'B' VESTIBULE	52 S.F. (1 OCCUPANT)
410	(NOT USED)	
411	VESTIBULE	138 S.F. (2 OCCUPANTS)
412A	ELECTRICAL (500 S.F. PER OCCUPANT)	163 S.F. (1 OCCUPANT)
412B	ELECTRICAL CLOSET (500 S.F. PER OCCUPANT)	52 S.F. (1 OCCUPANT)
413	TELEPHONE / COMM. (300 S.F. PER OCCUPANT)	64 S.F. (1 OCCUPANT)
414	JANITOR (300 S.F. PER OCCUPANT)	42 S.F. (1 OCCUPANT)
415	(NOT USED)	
416	WOMEN'S RESTROOM	252 S.F. (3 OCCUPANTS)
417	(NOT USED)	
418	MEN'S RESTROOM	226 S.F. (3 OCCUPANTS)
419	STAIR 'C' VESTIBULE	49 S.F. (1 OCCUPANT)
420	STAIR 'C'	211 S.F. (3 OCCUPANTS)
A&B	ELEVATORS	226 S.F. (3 OCCUPANTS)
	MECHANICAL SHAFTS (NOT INCLUDED)	95 S.F.

FOURTH LEVEL - GROSS FLOOR AREA

BUSINESS AREA (100 S.F. PER OCCUPANT) 30,470 S.F. = 305 OCCUPANTS

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PLANNING & DEVELOPMENT

WVR-35710

10/08/09 PC

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LAUTH PROPERTY GROUP

SEM
OF NEVADA LLC

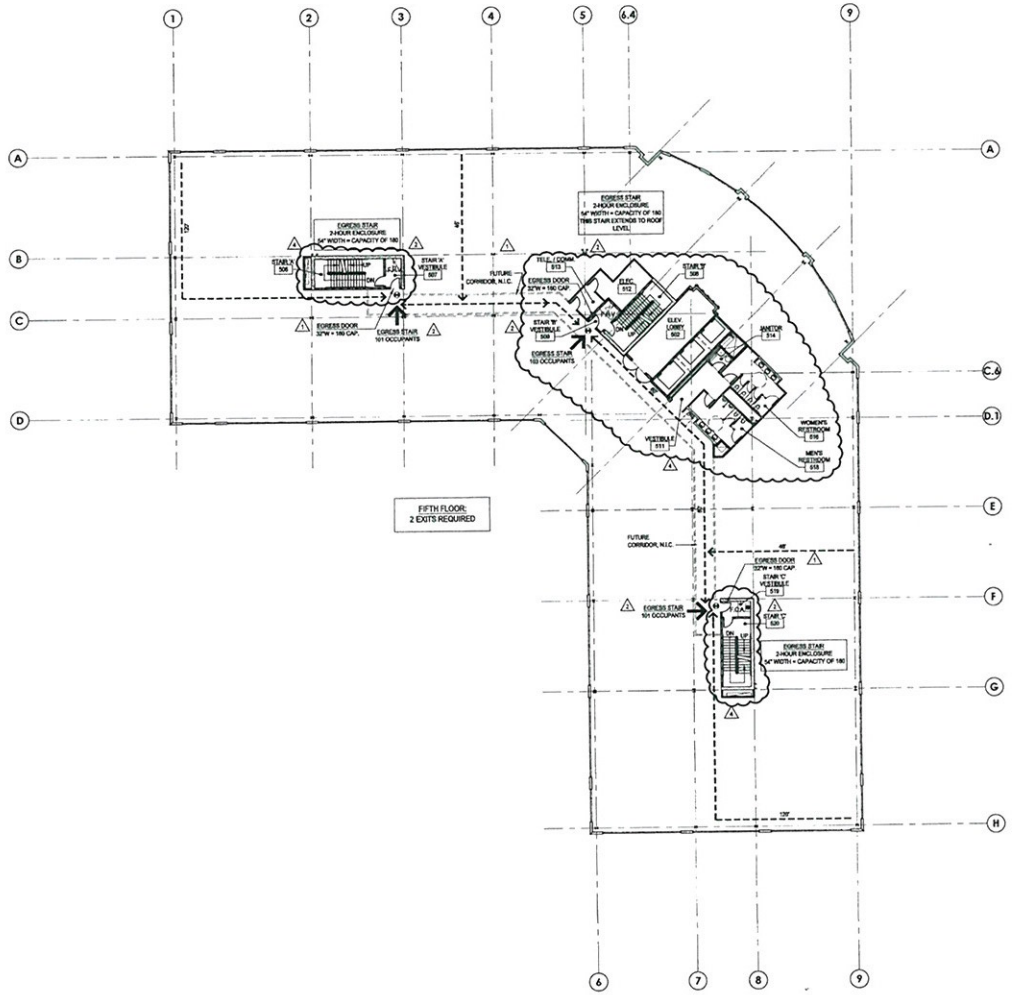
CERTIFIED — RICHARD TODD DECKER — REGISTERED ARCHITECT — No. 9660 — DATE SIGNED — STATE OF NEVADA — 2008

TITLE: EXITING PLAN (FOURTH LEVEL)

PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

DRAWING NO. A-054 SHEET OF

TITLE: EXITING PLAN (FOURTH LEVEL)



1 EXITING PLAN (FIFTH LEVEL)
1/16" = 1'-0"

N

SYMBOL LEGEND:

F.E.	FIRE EXTINGUISHER
F.C.A.	FLOOR CONTROL ASSEMBLY
F.H.V.	FIRE HOSE VALVE
	EXIT SIGN
	TWO HOUR FIRE ASSEMBLY
40'	DIRECTION OF TRAVEL AND DISTANCE

AREA AND OCCUPANCY:

FIFTH LEVEL

500	(NOT USED)		
501	(NOT USED)		
502	ELEVATOR LOBBY	379 S.F.	(4 OCCUPANTS)
503	(NOT USED)		
504	(NOT USED)		
505	(NOT USED)		
506	STAIR 'A'	211 S.F.	(3 OCCUPANTS)
507	STAIR 'A' VESTIBULE	49 S.F.	(1 OCCUPANT)
508	STAIR 'B'	217 S.F.	(3 OCCUPANTS)
509	STAIR 'B' VESTIBULE	52 S.F.	(1 OCCUPANT)
510	(NOT USED)		
511	VESTIBULE	138 S.F.	(2 OCCUPANTS)
512	ELECTRICAL (300 S.F. PER OCCUPANT)	163 S.F.	(1 OCCUPANT)
513	TELEPHONE / COMM. (300 S.F. PER OCCUPANT)	84 S.F.	(1 OCCUPANT)
514	JANITOR (300 S.F. PER OCCUPANT)	42 S.F.	(1 OCCUPANT)
515	(NOT USED)		
516	WOMEN'S RESTROOM	292 S.F.	(3 OCCUPANTS)
517	(NOT USED)		
518	MEN'S RESTROOM	230 S.F.	(3 OCCUPANTS)
519	STAIR 'C' VESTIBULE	49 S.F.	(1 OCCUPANT)
520	STAIR 'C'	211 S.F.	(3 OCCUPANTS)
A&B	ELEVATORS	226 S.F.	(3 OCCUPANTS)
	MECHANICAL SHAFTS (NOT INCLUDED)	95 S.F.	

FIFTH LEVEL - GROSS FLOOR AREA
BUSINESS AREA (100 S.F. PER OCCUPANT) 30,470 S.F. = 305 OCCUPANTS

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

WVR-35710
10/08/09 PC

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DONALD TODD DEAN
REGISTERED
No. 6099
ARCHITECT
STATE OF NEVADA
DATE SIGNED:

DESCRIPTION

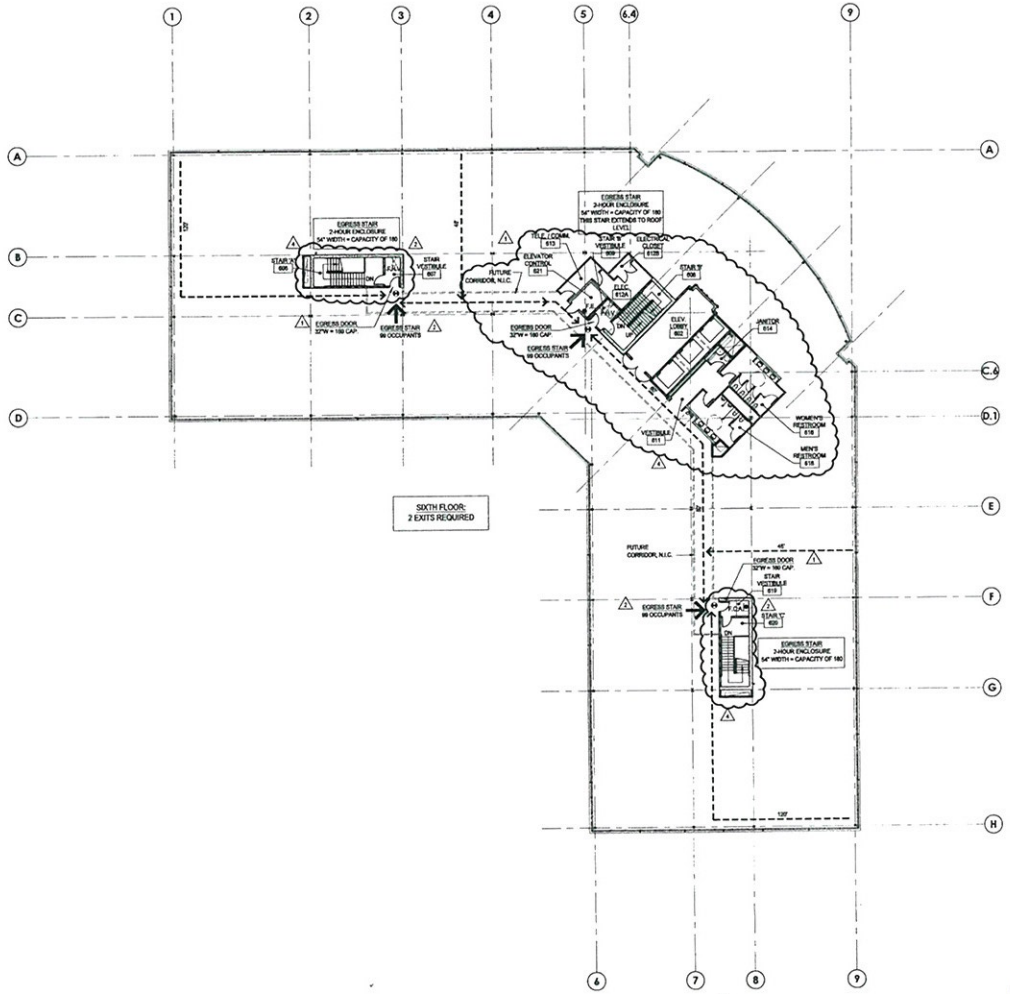
NO	DATE (YYYY-MM-DD)
1	2009-08-21

CONSULTANT: DONALD DEAN
CONSULTANT NUMBER: 2010-5102

TITLE: EXITING PLAN (FIFTH LEVEL)
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

DRAWING NO. A-055
SHEET OF

TITLE: EXITING PLAN (FIFTH LEVEL)



1 EXITING PLAN (SIXTH LEVEL)
1/16" = 1'-0"

N

SYMBOL LEGEND:

F.E.	FIRE EXTINGUISHER
(B) F.C.A.	FLOOR CONTROL ASSEMBLY
F.H.V.	FIRE HOSE VALVE
	EXIT SIGN
	TWO HOUR FIRE ASSEMBLY
40'	DIRECTION OF TRAVEL AND DISTANCE

AREA AND OCCUPANCY:

SIXTH LEVEL

600	(NOT USED)	
601	(NOT USED)	
602	ELEVATOR LOBBY	379 S.F. (4 OCCUPANTS)
603	(NOT USED)	
604	(NOT USED)	
605	(NOT USED)	
606	STAIR 'A'	211 S.F. (3 OCCUPANTS)
607	STAIR 'A' VESTIBULE	49 S.F. (1 OCCUPANT)
606	STAIR 'B'	217 S.F. (3 OCCUPANTS)
608	STAIR 'B' VESTIBULE	52 S.F. (1 OCCUPANT)
610	(NOT USED)	
611	VESTIBULE	138 S.F. (2 OCCUPANTS)
612A	ELECTRICAL (300 S.F. PER OCCUPANT)	152 S.F. (1 OCCUPANT)
612B	ELECTRICAL CLOSET (300 S.F. PER OCCUPANT)	22 S.F. (1 OCCUPANT)
613	TELEPHONE / COMM. (300 S.F. PER OCCUPANT)	75 S.F. (1 OCCUPANT)
614	JANITOR (300 S.F. PER OCCUPANT)	42 S.F. (1 OCCUPANT)
615	(NOT USED)	
616	WOMEN'S RESTROOM	232 S.F. (3 OCCUPANTS)
617	(NOT USED)	229 S.F. (3 OCCUPANTS)
618	MEN'S RESTROOM	49 S.F. (1 OCCUPANT)
619	STAIR 'C' VESTIBULE	211 S.F. (3 OCCUPANTS)
620	STAIR 'C'	67 S.F. (1 OCCUPANT)
621	ELEVATOR CONTROL ROOM (300 S.F. PER OCCUPANT)	228 S.F. (3 OCCUPANTS)
A&B	ELEVATORS	95 S.F.
	MECHANICAL SHAFTS (NOT INCLUDED)	

SIXTH FLOOR - GROSS FLOOR AREA
BUSINESS AREA (100 S.F. PER OCCUPANT) 29,682 S.F. = 297 OCCUPANTS

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

WVR-35710
10/08/09 PC

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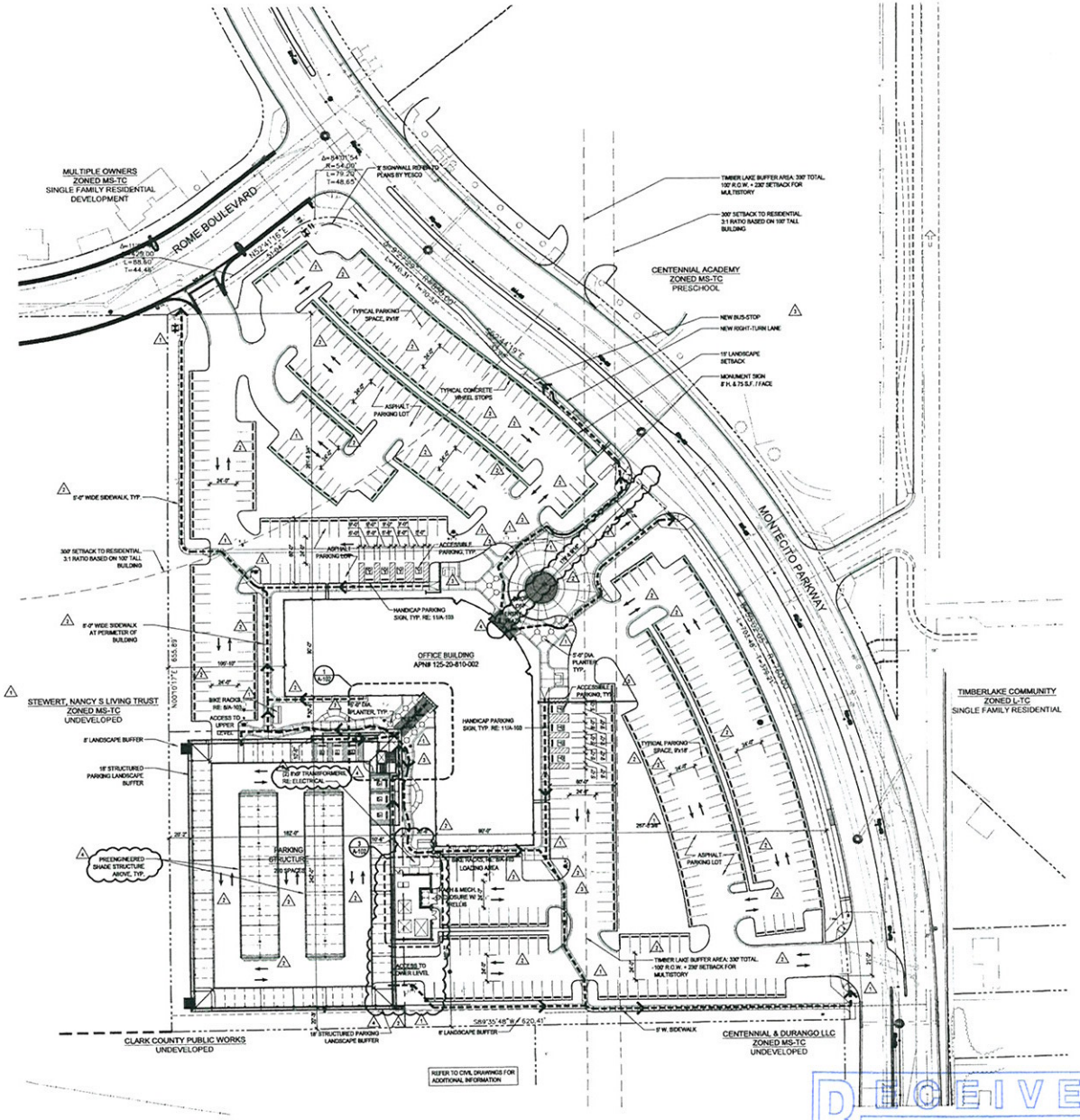
DAVID TODD DECKER
REGISTERED
No. 6080
ARCHITECT
STATE OF NEVADA
DATE SIGNED
8-21-2009

NO	DATE (YYYY-MM-DD)	DESCRIPTION
1	2009-08-21	CITY COMMENTS

PLAN DATE (YYYY-MM-DD): 2021-06-27
CONSULTANT CONTACT:
DRAWN BY: CHECKED BY:
JOB NUMBER: 21-410

TITLE: EXITING PLAN (SIXTH LEVEL)
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

DRAWING NO. A-056
SHEET OF
TITLE: EXITING PLAN (SIXTH LEVEL)



1 SITE PLAN
1" = 40'-0"

GENERAL NOTES:

1. REFER TO CIVIL DOCUMENTS FOR HORIZONTAL CONTROL, GRADING, PAVING AND UTILITIES. REFER TO LANDSCAPING FOR PLAZA CONTROLS & DETAILS.
2. REFER TO ELECTRICAL DOCUMENTS FOR SITE LIGHTING.
3. COORDINATE UTILITIES WITH THE APPROPRIATE PROVIDER.
4. PROVIDE TYPICAL PARKING SPACES AT 9'-0"Wx18'-0" UNLESS NOTED OTHERWISE.
5. PROVIDE 4" WIDE, YELLOW PARKING LOT STRIPING TYPICAL, UNLESS NOTED OTHERWISE.
6. PROVIDE 6" THICK CONCRETE PAVING WITH 'W.W.F. REINFORCING. BROOM FINISH WHERE NOTED. PROVIDE CONTROL JOINTS AT 10'-0" O.C.C. AND SEALED EXPANSION JOINTS AT 30'-0" O.C. UNLESS NOTED OTHERWISE.
7. PROVIDE 4" THICK CONCRETE SIDEWALKS WITH MEDIUM BROOM FINISH OVER 4" AGGREGATE BASE. PROVIDE SAW-CUT CONTROL JOINTS AT 5'-0" O.C. UNLESS NOTED OTHERWISE. SLOPES SHALL NOT EXCEED 5% IN THE DIRECTION OF TRAVEL OR EXCEED 2% CROSS SLOPE.
8. MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING, MINIMUM OF 2% IN FIRST 10 FEET.
9. REFER TO CIVIL DRAWINGS FOR SITE SPECIFIC PARKING REQUIREMENTS AND HANDICAP PARKING DESIGNATION.
10. REFER TO CIVIL DRAWINGS FOR PAVING AND A.D.A. COMPLIANT GRADING.
11. REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPING AROUND BUILDING AND AT PARKING AREAS.

SITE DATA:

SITE AREA:	8.01 ACRES
OPEN SPACE:	(30.5%) 2.43 ACRES
BUILDING AREA:	190,300 G.S.F.
FOOTPRINT:	(8.5% COVERAGE) 31,000 G.S.F.
F.A.R.:	.59
PARKING:	719 (1050 S.F.)
SURFACE PARKING	443
ACCESSIBLE SURFACE PARKING	8
STRUCTURED PARKING	262
ACCESSIBLE STRUCTURED PARKING	6
TOTAL ACCESSIBLE PARKING (2%)	14
TYPICAL PARKING SPACE	9' x 18'
TOTAL BICYCLE PARKING	64 SPACES
LOADING:	5 LOADING SPACES

ACCESSIBLE ROUTE AND DIRECTION OF TRAVEL. SLOPE SHALL NOT EXCEED 5% IN THE DIRECTION OF TRAVEL OR EXCEED 2% CROSS SLOPE

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WVR-35710
10/08/09 PC

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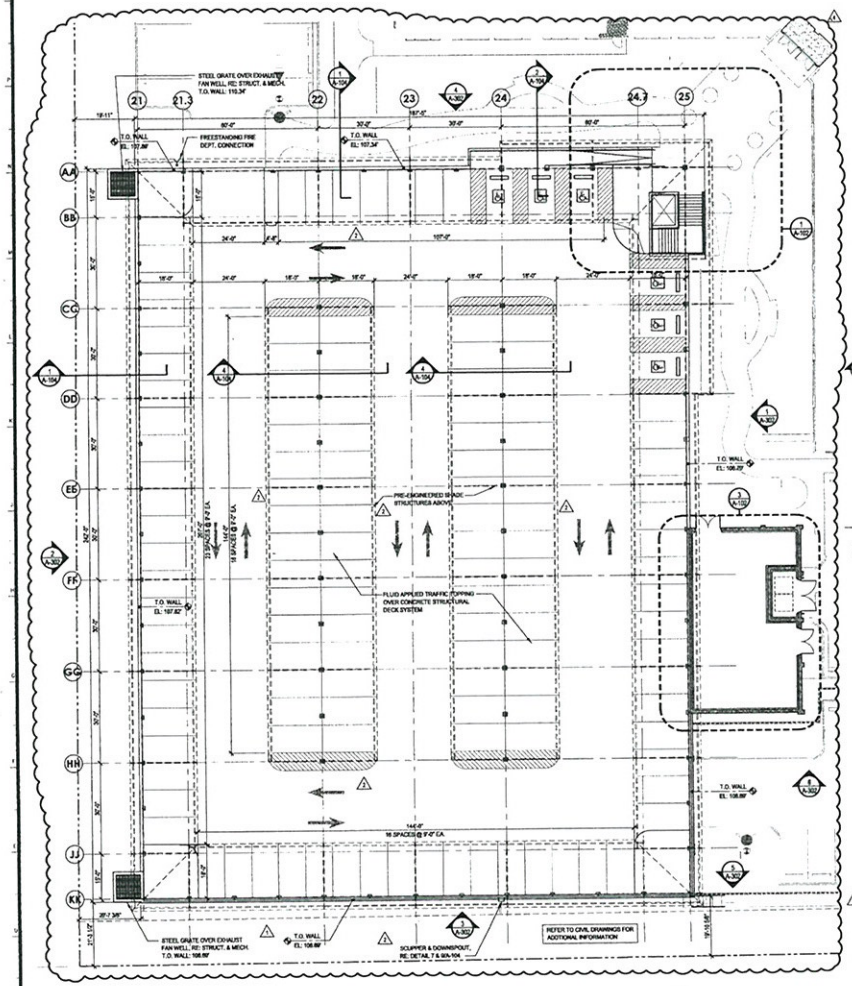
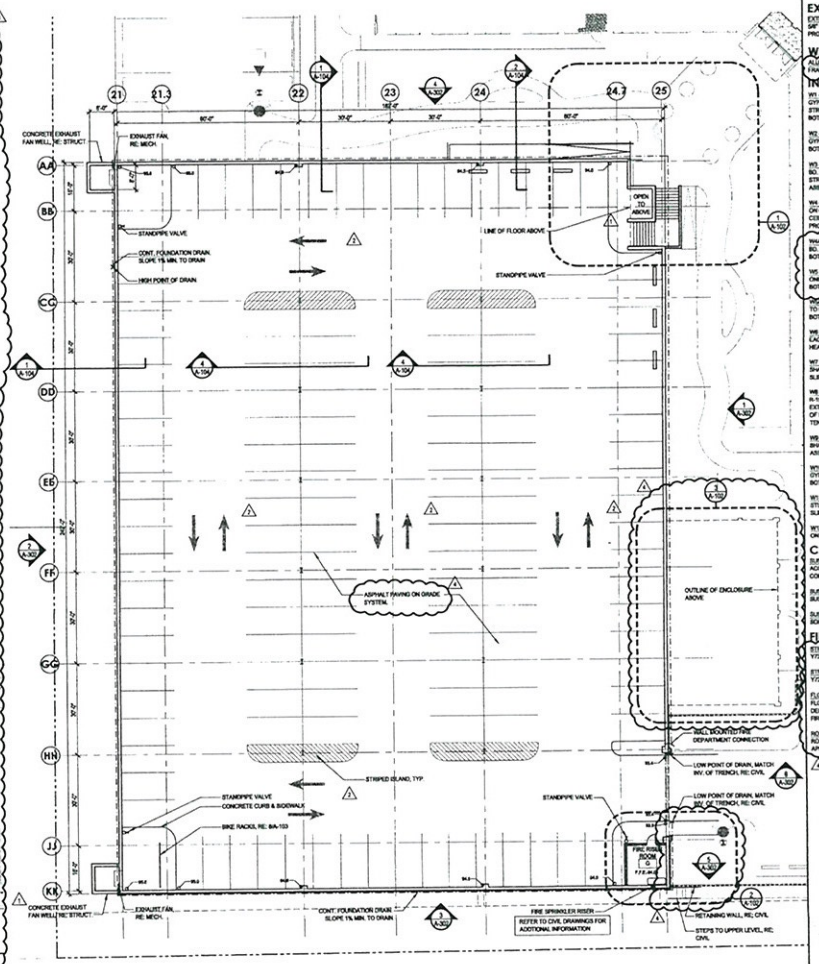
DEFINED BY
HAROLD TODD DECKER
REGISTERED
No. 6080
ARCHITECT
STATE OF NEVADA
DATE SIGNED
8/7/2009

TITLE	SITE PLAN
PROJECT	MONTECITO OFFICE BUILDING Core and Shell Montecito Parkway Las Vegas, Nevada
DRAWN BY	
CHECKED BY	
DATE	07/15/09
DESCRIPTION	10/5/09 - PC SET
CONSULTANT CONTACT	
JOB NUMBER	0514.02
DRAWING NO.	A-100
SHEET	OF
DETAIL	SITE PLAN



2 PARKING GARAGE PLAN (UPPER LEVEL)
1/16" = 1'-0"



1 PARKING GARAGE PLAN (LOWER LEVEL)
1/16" = 1'-0"

FLOOR SYSTEMS

ASPHALT PAVING ON GRADE SYSTEM: 7" ASPHALT ON GRADE AND 4" AGGREGATE BASE COURSE, REFER TO CIVIL.

SLAB ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, 2" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL.

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, OVER 2" SAND CAP, OVER VAPOR RETARDER, OVER 6" AGGREGATE BASE COURSE, REFER TO STRUCTURAL. PROVIDE LIGHT BROOMED FINISH. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

ROOF SYSTEMS

MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED T.P.O. ROOFING SYSTEM OVER R-22 RIGID INSULATION ANCHORED TO METAL DECKING. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

EXTERIOR WALL SYSTEMS

EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASS MAT GYPSUM SHEATHING ON STEEL STUDS, RE. STRUCT. PROVIDE 6" FOIL-FACED BATT INSULATION (R-19).

WINDOW SYSTEMS

ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL Finished With 1" INSULATED TINTED LOW 'E' GLAZING SYSTEM.

INTERIOR WALL SYSTEMS

W1 - TYPICAL WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE, ON TENANT SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE BLP TRACK HEAD.

W2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUD AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE BLP TRACK HEAD.

W3 - EGRESS ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. EA. SIDE 3 5/8" METAL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED BLP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-465.

W4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE BLP TRACK HEAD.

W4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE BLP TRACK HEAD.

W5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ONE SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE BLP TRACK HEAD.

W6 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. TO 6" ABOVE CEILING, ONE SIDE OF 6" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE BLP TRACK HEAD.

W6 - STAIR ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 6" METAL STUDS AT 16" O.C. PROVIDE RATED BLP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-465.

W7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED BLP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-415.

W8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-15 (3 1/2") FOIL-FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL. HOLD 1" MIN. OFF. EXTEND WALL TO UNDERSIDE OF METAL DECKING. PROVIDE BLP TRACK HEAD. GYPSUM BD. FINISH BY TENANTS. N.I.C.

W9 - MECHANICAL SHAFT WALL: 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. 1-HOUR RATED ASSEMBLY, UL # U-465.

W10 - INTERIOR WALL SYSTEM: 5" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE BLP TRACK HEAD.

W11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED BLP TRACK HEAD. 1-HOUR RATED ASSEMBLY, UL # U-465.

W12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS ON CONCRETE WALLS. GYP. BD. TO STRUCTURE ON CORRIDOR SIDE.

CEILING SYSTEMS

SUSPENDED CEILING SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. ISOLATE GRID FROM PARTITIONS. RE: 3/A-210, E/A-234A, COMPLIANCE TO ASTM C635, ASTM C636, AND ANCE 7.

SUSPENDED GYPSUM BOARD SYSTEM: 5/8" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING, PAINTED. EN-1338

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: 5/8" EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING, PAINTED. EN-1338

FIRE-RESISTANCE RATINGS

STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. V726, STEEL COLUMNS WITH SPRAY APPLIED FIRE-PROOFING.

STRUCTURAL FRAME MEMBERS, ENHANCED: 2-HOUR RATING, U.L. X771 & U.L. V726, STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D788 & U.L. N791, COMPOSITE FLOOR ASSEMBLY OF 3 1/2" REINFORCED CONCRETE ON 3" D. 20 GA. METAL DECKING @ 10" TOTAL) SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P741, SINGLE PLY MEMBRANE ROOF OVER 1 1/2" METAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

LAUTH
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LAUTH PROPERTY GROUP
PROJECT MGR.
CONTACT: K. KELLY
STREET ADDRESS: 7251 Amigo Street
PHONE: 725-275-5341
FAX:
E-MAIL: kkelly@lauth.net
CITY, STATE, ZIP CODE: Las Vegas, NV 89119
STATE NUMBER:

SEM OF NEVADA LLC
6121 S Eastern Ave
Suite 200
Las Vegas, NV 89119
303 320 8708 fax
www.SEMarchitects.com

DAVID TODD DEVRIES
REGISTERED
No. 9000
DATE SIGNED
ARCHITECT
STATE OF NEVADA

TITLE: PARKING GARAGE PLANS
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

REV	DATE (YYYY-MM-DD)	DESCRIPTION
	2009-08-05	CITY COMMENTS
	2009-08-21	CITY COMMENTS

DRAWING NO. A-101 SHEET OF
TITLE: PARKING GARAGE PLANS

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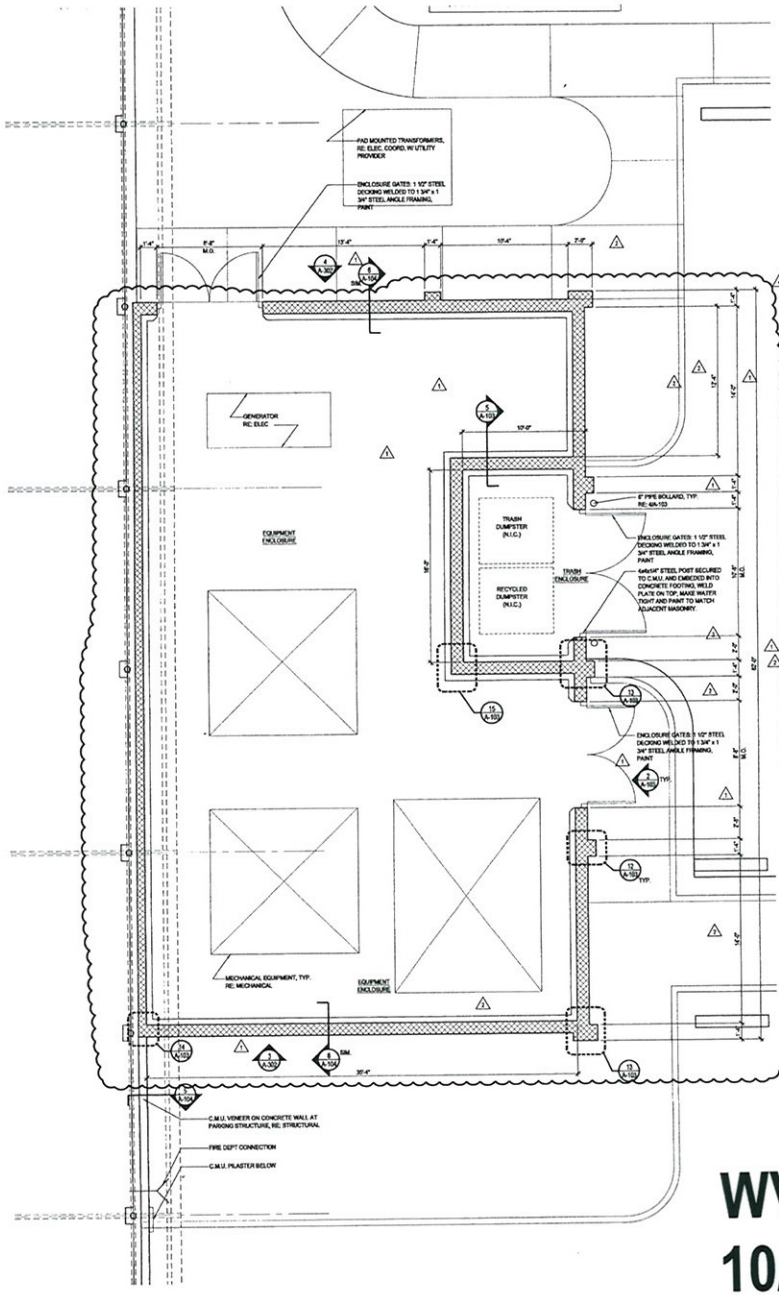
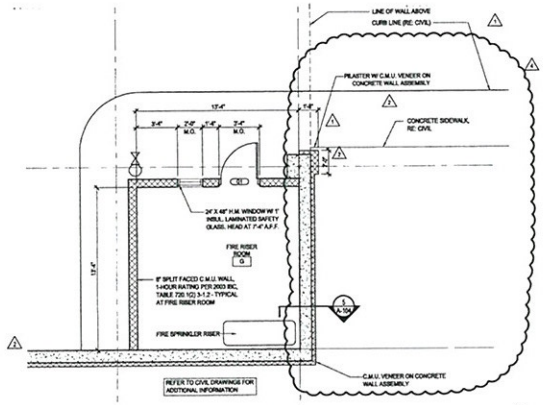
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

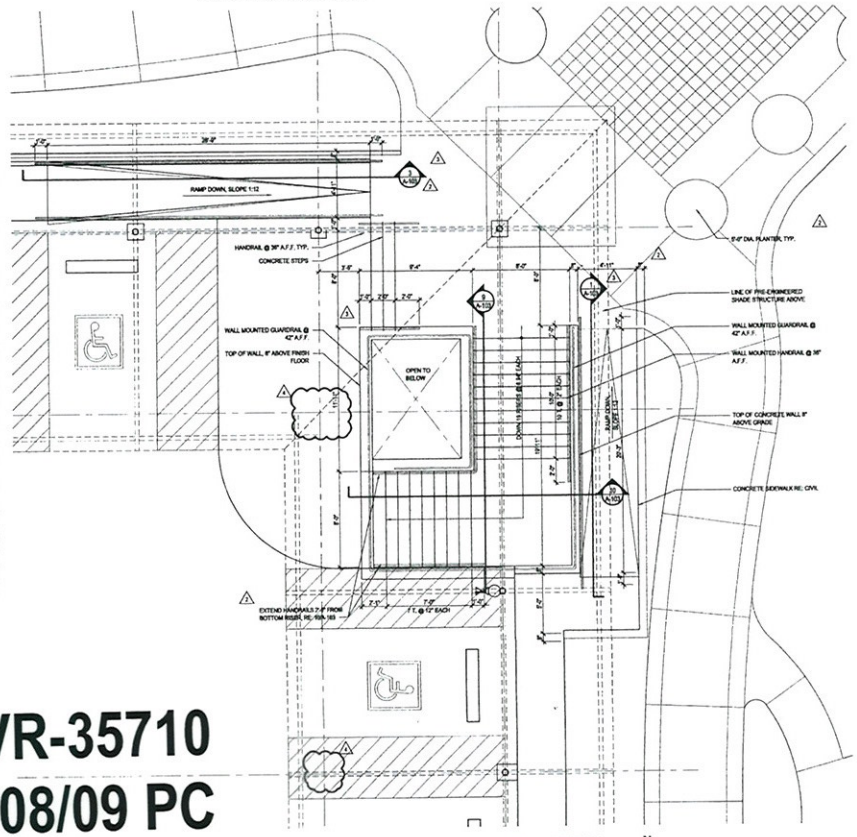
WVR-35710
10/08/09 PC



3 ENLARGED ENCLOSURE PLAN
1/4" = 1'-0"



2 ENLARGED FIRE RISER PLAN
1/4" = 1'-0"



1 ENLARGED ENTRY PLAZA PLAN
1/4" = 1'-0"

WVR-35710
10/08/09 PC

RECEIVED
OCT 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

LAUTH
866 848 6500 - www.lauth.net

LAUTH PROPERTY GROUP
PROJECT: MCR
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TELEPHONE: 714-274-2241
FAX:
E-MAIL: kkelly@lauth.net
STATE LICENSE: 1966
STATE MANDR:

SEM
61 NEVADA LLC
6717 Cornerside Blvd
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303.220.9900
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www.SEMarchitects.com

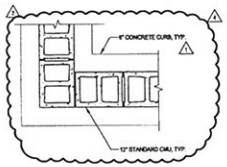
DAVID TODD DEGLER
REGISTERED
No. 5060
STATE OF NEVADA
DATE SIGNED: 10-27-2009

NO.	DATE (YYYY-MM-DD)	DESCRIPTION
1	2009-10-21	PLANNING SUBMITTAL

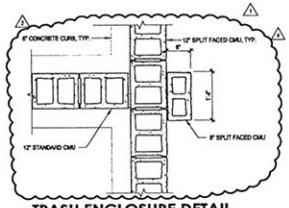
PROJECT NO. (YYYY-MM-DD): 2007-05-21
CONSULTANT CONTACT:
CONSULTANT JOB NUMBER: 0514.00

TITLE: SITE DETAILS
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

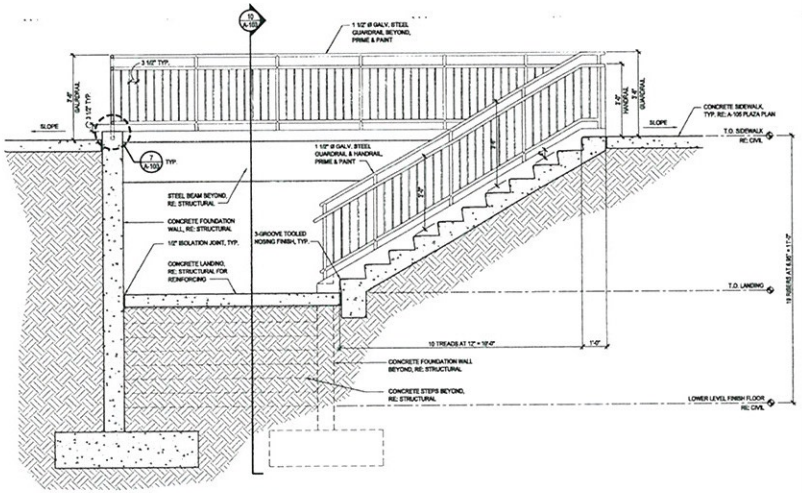
DRAWING NO. A-102
SHEET OF
TITLE: ENLARGED SITE PLANS



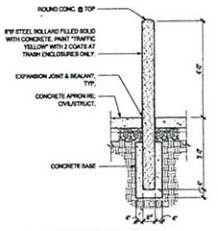
15 EQUIPMENT ENCLOSURE DETAIL
3/4" = 1'-0"



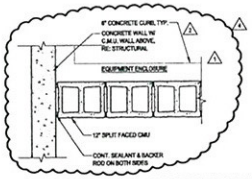
13 TRASH ENCLOSURE DETAIL
3/4" = 1'-0"



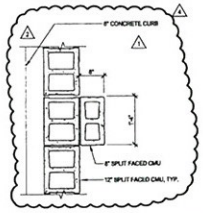
9 PARKING GARAGE STAIR SECTION
1/2" = 1'-0"



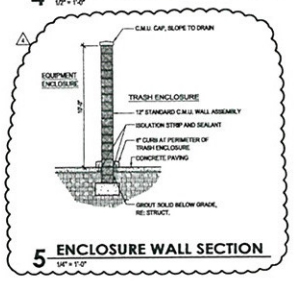
4 PIPE BOLLARD
1/2" = 1'-0"



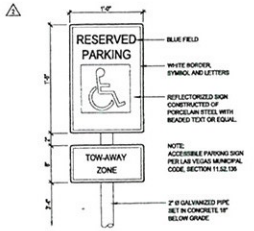
14 EQUIPMENT ENCLOSURE DETAIL
3/4" = 1'-0"



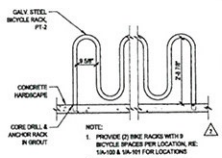
12 EQUIPMENT ENCLOSURE DETAIL
3/4" = 1'-0"



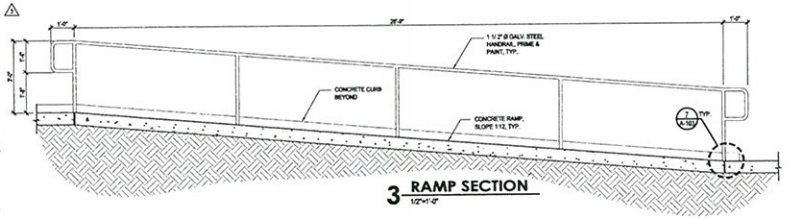
5 ENCLOSURE WALL SECTION
1/4" = 1'-0"



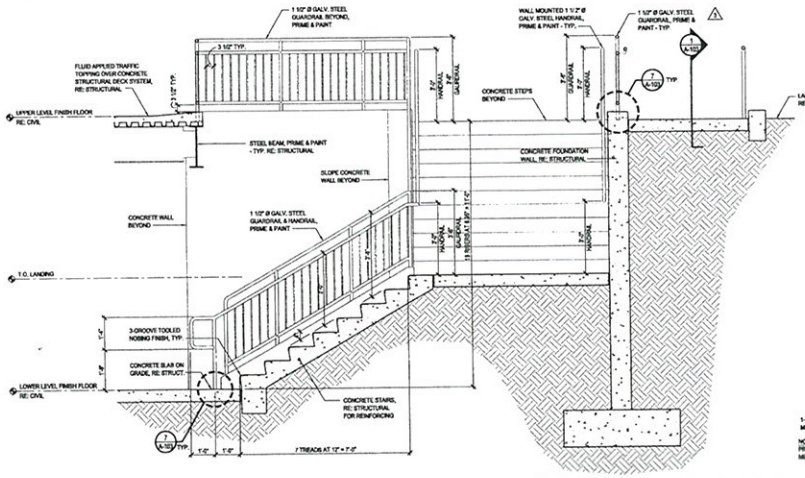
11 HANDICAP PARKING SIGN
1 1/2" = 1'-0"



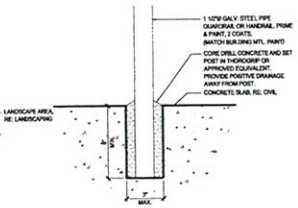
8 BIKE RACK
1/2" = 1'-0"



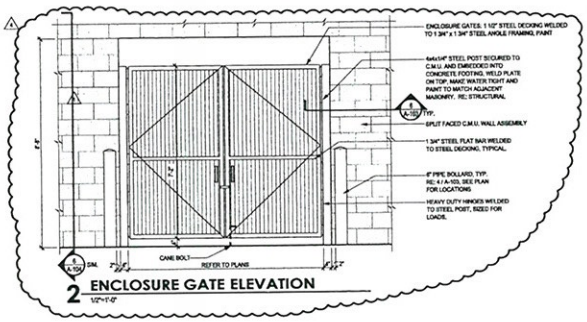
3 RAMP SECTION
1/2"=1'-0"



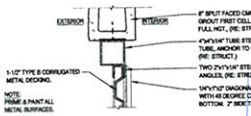
10 PARKING GARAGE STAIR SECTION
1/2" = 1'-0"



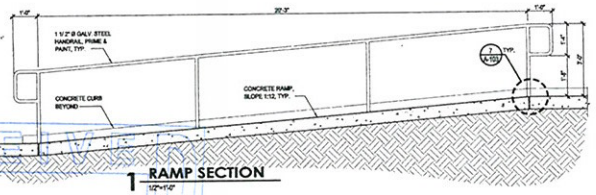
7 GUARDRAIL / HANDRAIL DETAIL
3"=1'-0"



2 ENCLOSURE GATE ELEVATION
1/2"=1'-0"



6 ENCLOSURE DOOR DETAIL
1 1/2" = 1'-0"



1 RAMP SECTION
1/2"=1'-0"

WVR-35710

10/08/09 PC

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

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LAUTH PROPERTY GROUP

SEM
SEM of NEVADA LLC

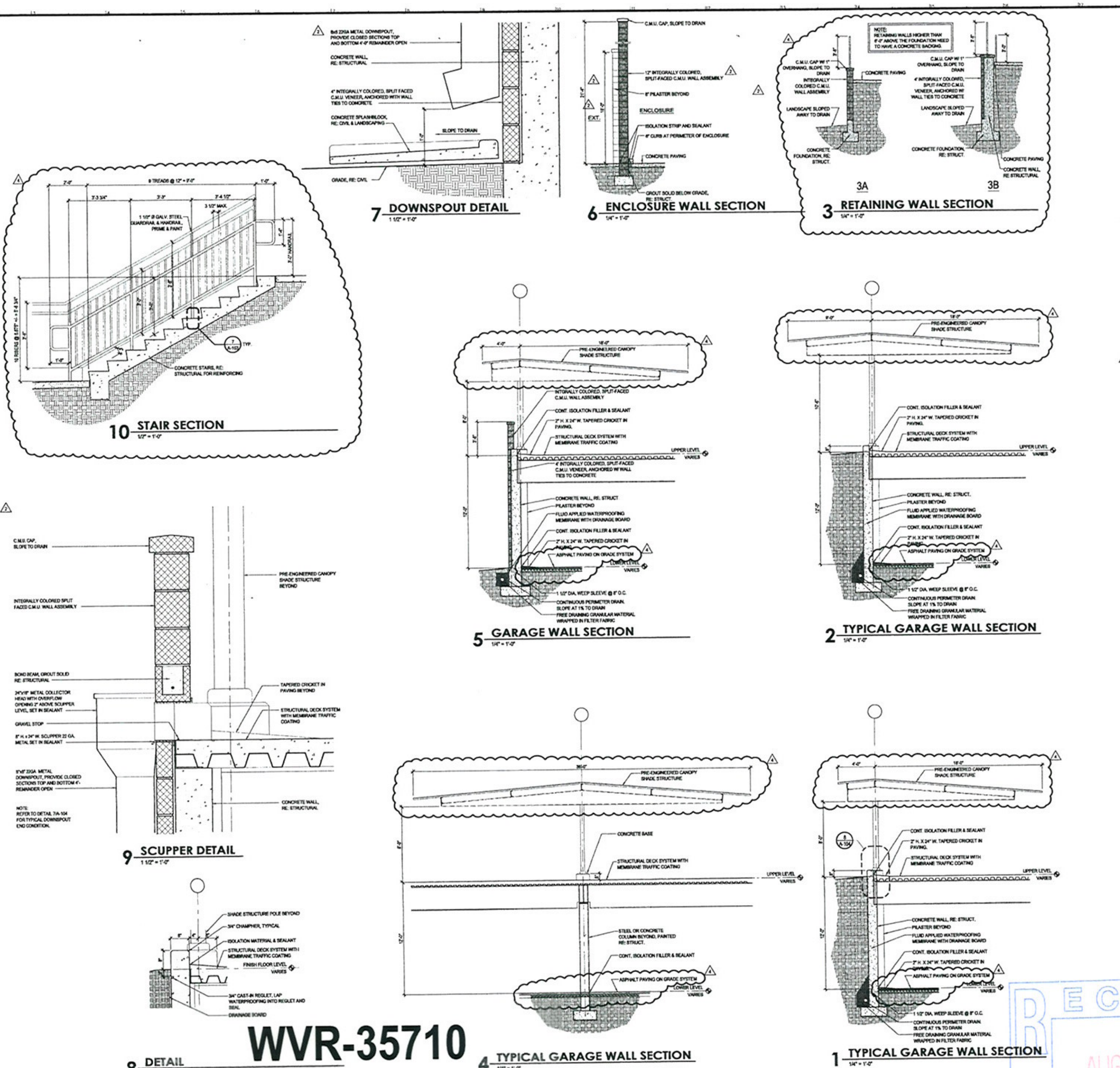
CERTIFIED BY: DAVID TODD DEGNAN, REGISTERED ARCHITECT, No. 6000, DATE SIGNED: MAR 24TH 2009, STATE OF NEVADA

TITLE: SITE DETAILS

PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

CONSULTANT CONTACT:
CONSULTANT JOB NUMBER:

DRAWING NO. A-103
SHEET OF
TITLE: SITE DETAILS



WVR-35710
10/08/09 PC

FLOOR SYSTEMS

ASPHALT PAVING ON GRADE SYSTEM: 2" ASPHALT ON GRADE AND 4" AGGREGATE BASE COURSE, REFER TO CIVIL.

SLAB ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, 2" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL.

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, OVER 2" SAND CAP, OVER VAPOR RETARDER, OVER 6" AGGREGATE BASE COURSE, REFER TO STRUCTURAL. PROVIDE LIGHT BROOMED FINISH. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

ROOF SYSTEMS

MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED T.P.O. ROOFING SYSTEM OVER R-22 RIGID INSULATION ANCHORED TO METAL DECKING. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

EXTERIOR WALL SYSTEMS

EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASS MAT GYPSUM SHEATHING ON STEEL STUDS, RE: STRUCT. PROVIDE 6" FOIL-FACED BATT INSULATION (R-19).

WINDOW SYSTEMS

ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL FRAMING WITH 1" INSULATED TINTED / LOW 'E' GLAZING SYSTEM.

INTERIOR WALL SYSTEMS

W1 - TYPICAL WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE. GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE, ON TENANT SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W3 - EGRESS ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X', GYPSUM BD. EA. SIDE 3 5/8" METAL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495.

W4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ONE SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5A - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. TO 6" ABOVE CEILING, ONE SIDE OF 6" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W6 - STAIR ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 4" METAL STUDS AT 16" O.C. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495.

W7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-415.

W8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-15 (3 1/2") FOIL-FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL, HOLD 1" MIN. OFF. EXTEND WALL TO UNDERSIDE OF METAL DECKING. PROVIDE SLIP TRACK HEAD. GYPSUM BD. FINISH BY TENANTS, N.I.C.

W9 - MECHANICAL SHAFT WALL: 5/8" TYPE 'X' GYPSUM BD. ON 4" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. 1-HOUR RATED ASSEMBLY, UL # U-499.

W10 - INTERIOR WALL SYSTEM: 6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1-HOUR RATED ASSEMBLY, UL # U-495.

W12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS ON CONCRETE WALLS. GYP. BD. TO STRUCTURE ON CORRIDOR SIDE.

CEILING SYSTEMS

SUSPENDED CEILING SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. ISOLATE GRID FROM PARTITIONS. RE: 2/A-210, ER-2244, COMPLIANCE TO ASTM C636, ASTM C636, AND ASCE 7.

SUSPENDED GYPSUM BOARD SYSTEM: 1/2" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: 5/8" EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

FIRE-RESISTANCE RATINGS

STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. Y729; STEEL COLUMNS WITH SPRAY APPLIED FIRE-PROOFING.

STRUCTURAL FRAME MEMBERS, ENHANCED: 2-HOUR RATING, U.L. X771 & U.L. Y729; STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D788 & U.L. N791; COMPOSITE FLOOR ASSEMBLY OF 3 1/2" REINFORCED CONCRETE ON 3" D. 20 GA. METAL DECKING (6 1/2" TOTAL) SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P741; SINGLE PLY MEMBRANE ROOF OVER 1 1/2" METAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

LAUTH
866 848 6500 · www.lauth.net

LAUTH PROPERTY GROUP

SEM of NEVADA LLC
677 S Colorado Blvd, Suite 200, Denver CO 80246
303 220 6900
303 220 0708 Fax

CERTIFIED BY: DAVID TODD DECKER, REGISTERED ARCHITECT, No. 5060, STATE OF NEVADA

TITLE: PARKING GARAGE SECTIONS

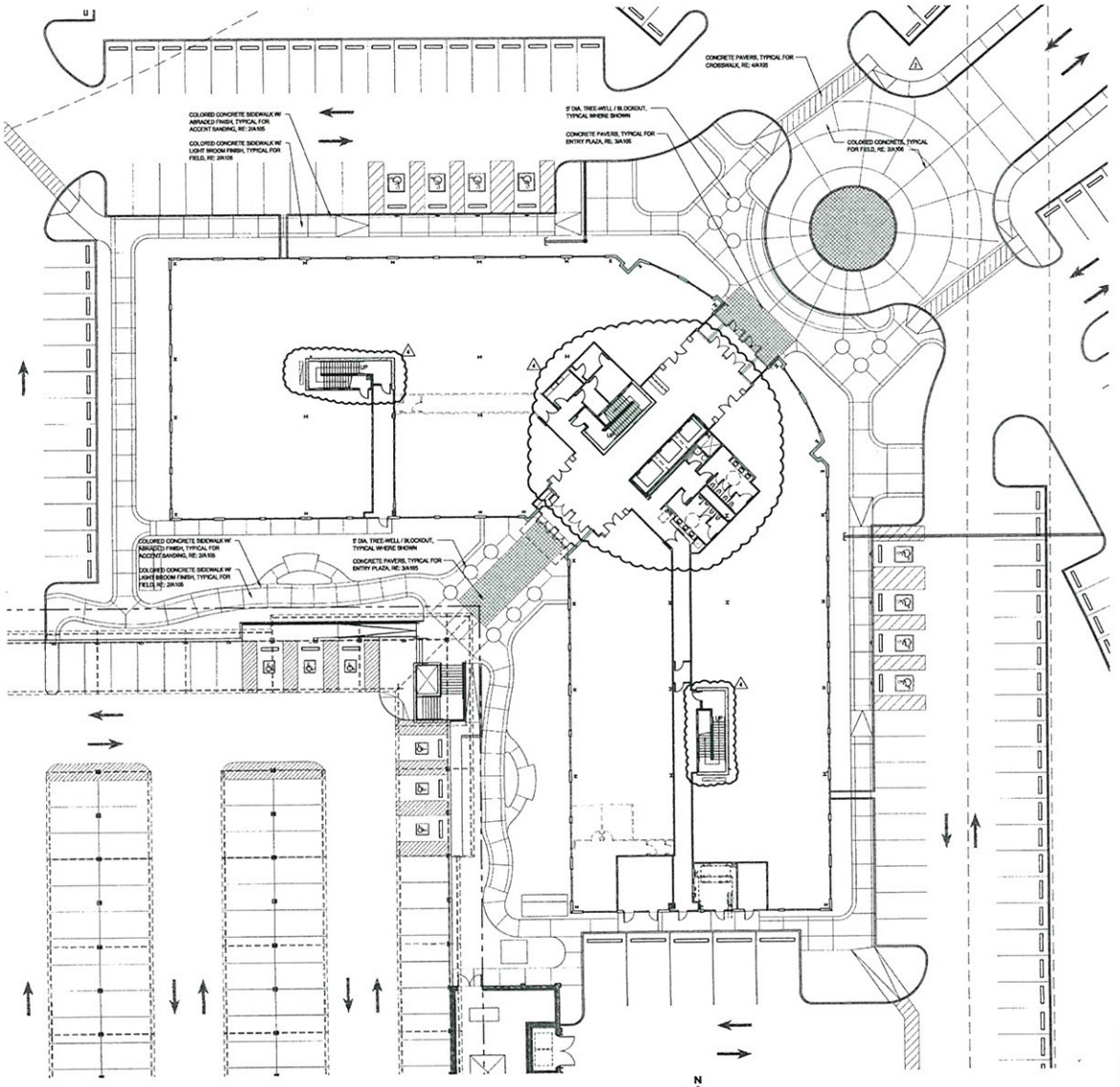
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

DATE (YYYY-MM-DD): 2007-05-07

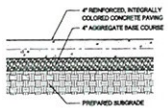
DRAWING NO. A-104

TITLE: PARKING GARAGE SECTIONS

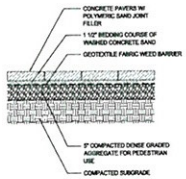
RECEIVED
AUG 2 1 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



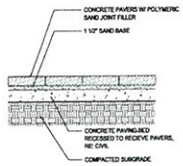
1 PLAZA PLAN
1/16" = 1'-0"



2 SECTION - CONC. PLAZA
3/4" = 1'-0"



3 SECTION - PAVERS
3/4" = 1'-0"



4 SECTION - CROSSWALK
3/4" = 1'-0"

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10/08/09 PC

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AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

LAUTH
866 848 6500 - www.lauth.net

LAUTH PROPERTY GROUP
PROJECT: BOS
CONTACT: K KELLY
TELEPHONE: 720 274 0444
FAX: 720 274 0445
EMAIL: kkelly@lauth.net
PROJECT NUMBER: 7044
FILE NUMBER:

SEM of NEVADA LLC
1777 Columbine Blvd
Suite 200
Denver CO 80246
303 220 9799
303 220 9798 fax
www.SEMarchitects.com

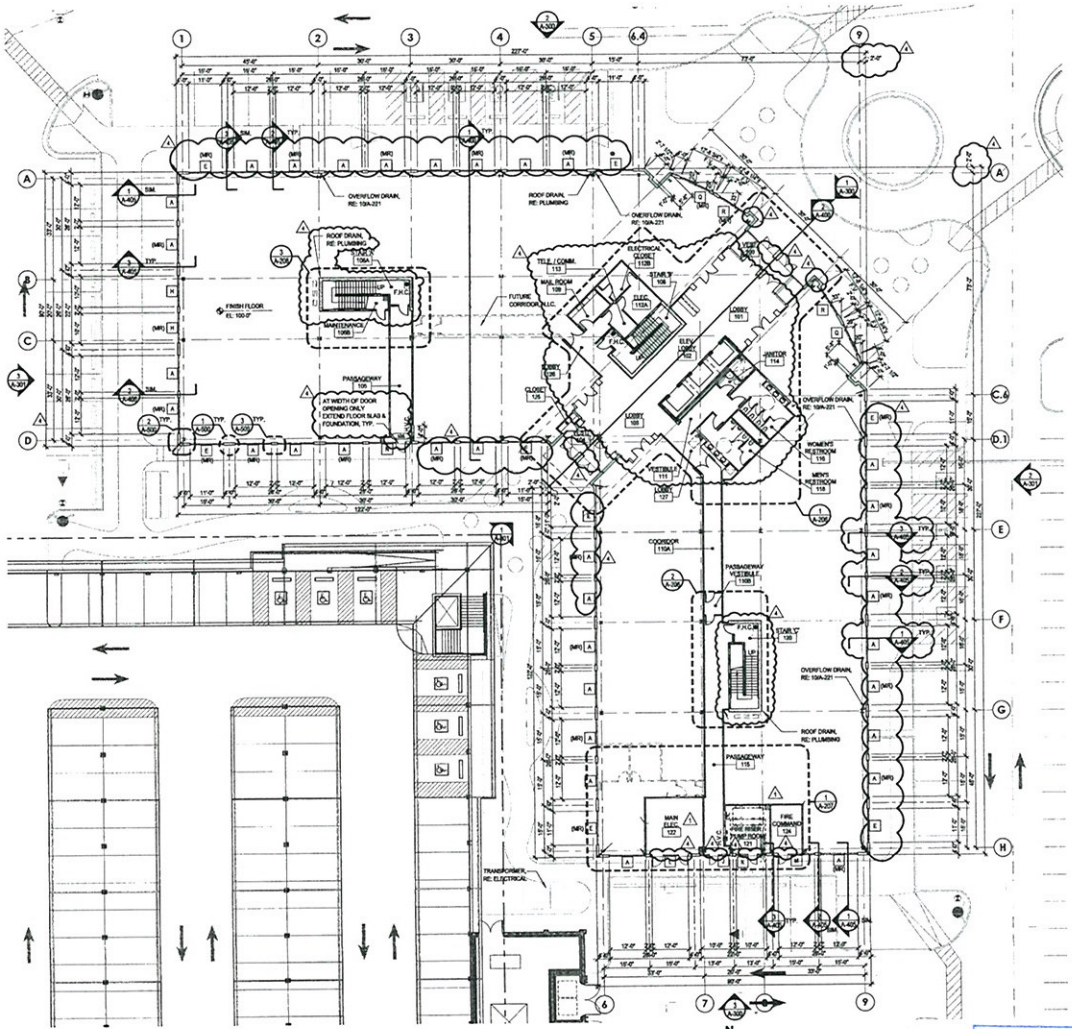
CERTIFIED BY: DONALD TODD DEERY, REGISTERED ARCHITECT, No. 6090, STATE OF NEVADA
DATE SIGNED: 27 2009

TITLE: PLAZA PLAN
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

DATE (YYYY-MM-DD): 2007-05-07
DRAWN BY:
CHECKED BY:
CONSULTANT CONTACT: Todd Deery
CONSULTANT COMPANY: SEM of NEVADA LLC

NO	DATE (YYYY-MM-DD)	DESCRIPTION
1	2007-05-07	1ST SUBMITTAL
2	2007-06-25	2ND SUBMITTAL
3	2007-08-31	3RD SUBMITTAL
4	2007-10-26	4TH SUBMITTAL
5	2008-01-04	5TH SUBMITTAL
6	2008-03-31	6TH SUBMITTAL
7	2008-05-30	7TH SUBMITTAL
8	2008-07-25	8TH SUBMITTAL
9	2008-09-26	9TH SUBMITTAL
10	2008-11-26	10TH SUBMITTAL
11	2009-01-26	11TH SUBMITTAL
12	2009-03-26	12TH SUBMITTAL
13	2009-05-26	13TH SUBMITTAL
14	2009-07-27	14TH SUBMITTAL
15	2009-08-21	15TH SUBMITTAL

DRAWING NO. A-105
SHEET OF
TITLE: PLAZA PLAN



FLOOR SYSTEMS

ASPHALT PAVING ON GRADE SYSTEM: 2" ASPHALT ON GRADE AND 4" AGGREGATE BASE COURSE, REFER TO CIVIL.

SLAB ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, 2" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL.

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL, PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, OVER 2" SAND CAP, OVER VAPOR RETARDER, OVER 8" AGGREGATE BASE COURSE, REFER TO STRUCTURAL. PROVIDE LIGHT BROOMED FINISH. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

ROOF SYSTEMS

MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED 7 P.O. ROOFING SYSTEM OVER R-20 RIGID INSULATION ANCHORED TO METAL DECKING. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

EXTERIOR WALL SYSTEMS

EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASH MAT GYPSUM SHEATHING ON STEEL STUDS, RE; STRUCT. PROVIDE 6" FOIL-FACED BATT INSULATION (R-19).

WINDOW SYSTEMS

ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL FRAMEWORK W/ INSULATED TINTED LOW 'E' GLAZING SYSTEM.

INTERIOR WALL SYSTEMS

W1 - TYPICAL WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE, ON TENANT SIDE, TO 9" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 9" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W3 - EGRESS ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. EA. SIDE 3 5/8" METAL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-465.

W4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE, TO 9" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON EACH SIDE TO 9" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ONE SIDE, 10'-0" ABOVE CEILING, ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5A - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. TO 9" ABOVE CEILING, ONE SIDE, OF 6" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W6 - STAIR ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 6" METAL STUDS AT 16" O.C. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495.

W7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U415.

W8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-19 (3 1/2") FOIL-FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL, HOLD 1" MIN. OFF. EXTEND WALL TO UNDERSIDE OF METAL DECKING. PROVIDE SLIP TRACK HEAD. GYPSUM BD. FINISH BY TENANTS, N.I.C.

W9 - MECHANICAL SHAFT WALL: 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. 1-HOUR RATED ASSEMBLY, UL # U-499.

W10 - INTERIOR WALL SYSTEM: 6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 9" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1-HOUR RATED ASSEMBLY, UL # U-465.

W12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS ON CONCRETE WALLS. GYP. BD. TO STRUCTURE ON CORRIDOR SIDE.

CEILING SYSTEMS

SUSPENDED CEILING SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. ISOLATE GRID FROM PARTITIONS, RE: 09-210, E9-2344, COMPLIANCE TO ASTM C635, ASTM C636, AND AISCE 7.

SUSPENDED GYPSUM BOARD SYSTEM: 1/2" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING, PAINTED, E9-1338

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: 5/8" EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING, PAINTED, E9-1338

FIRE-RESISTANCE RATINGS

STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. V729, STEEL COLUMNS WITH SPRAY APPLIED FIRE-PROOFING.

STRUCTURAL FRAME MEMBERS, ENHANCED: 2-HOUR RATING, U.L. X771 & U.L. V729, STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D788 & U.L. N791, COMPOSITE FLOOR ASSEMBLY OF 3 1/2" REINFORCED CONCRETE ON 7' 0. 20 GA. METAL DECKING & 1/2" TOTALLY SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P741, SINGLE PLY MEMBRANE ROOF OVER 1 1/2" METAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ABBREVIATIONS LEGEND:

(MR) MIRROR

GENERAL NOTES:

1. FINISH FLOOR ELEVATION OF 100'-0" CORRESPONDING TO U.S.G.S. ELEVATION OF 2806.00' AS A DATUM POINT. RE: CIVIL
2. ALL INTERIOR DIMENSIONS ARE FROM FINISHED FACE-OF-WALL UNLESS NOTED OTHERWISE.
3. ALL INTERIOR WALLS ARE TYPE W1, UNLESS NOTED OTHERWISE.
4. NOT USED.
5. PROVIDE 2-HOUR FIRE RATED ENCLOSURE AT EXIT PASSAGEWAYS, STAIR & ELEVATOR ENCLOSURES AND EXTENSIONS. 2-HOUR ENCLOSURE SHOWN ● / ■ / ▲
6. PROVIDE ADA COMPLIANT FIRE EXTINGUISHERS AS REQUIRED BY GOVERNING JURISDICTION. VERIFY ALL LOCATIONS WITH FIRE DEPARTMENT AND ARCHITECT PRIOR TO INSTALLATION.
7. ALL ANGLE WALLS SHOWN ARE 45° UNLESS NOTED OTHERWISE.
8. REFER TO A-700 SERIES FOR INTERIOR FINISHES.
9. REFER TO SHEET A-303 FOR WALL PANEL ELEVATIONS.

SCOPE OF WORK:

SCOPE OF WORK RELATED TO COMMON AREA INTERIORS IS INTENDED TO CONVEY A GENERAL LEVEL OF QUALITY AND MINIMUM STANDARDS. DESIGN OF COMMON AREA SPACES WILL BE FURTHER REFINED AND FINISH MATERIAL SELECTIONS COMPLETED WITH A FUTURE SET OF DESIGN DOCUMENTS.

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WVR-35710
10/08/09 PC

LAUTH
866 848 6500 · www.lauth.net

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303 220 9966 Fax
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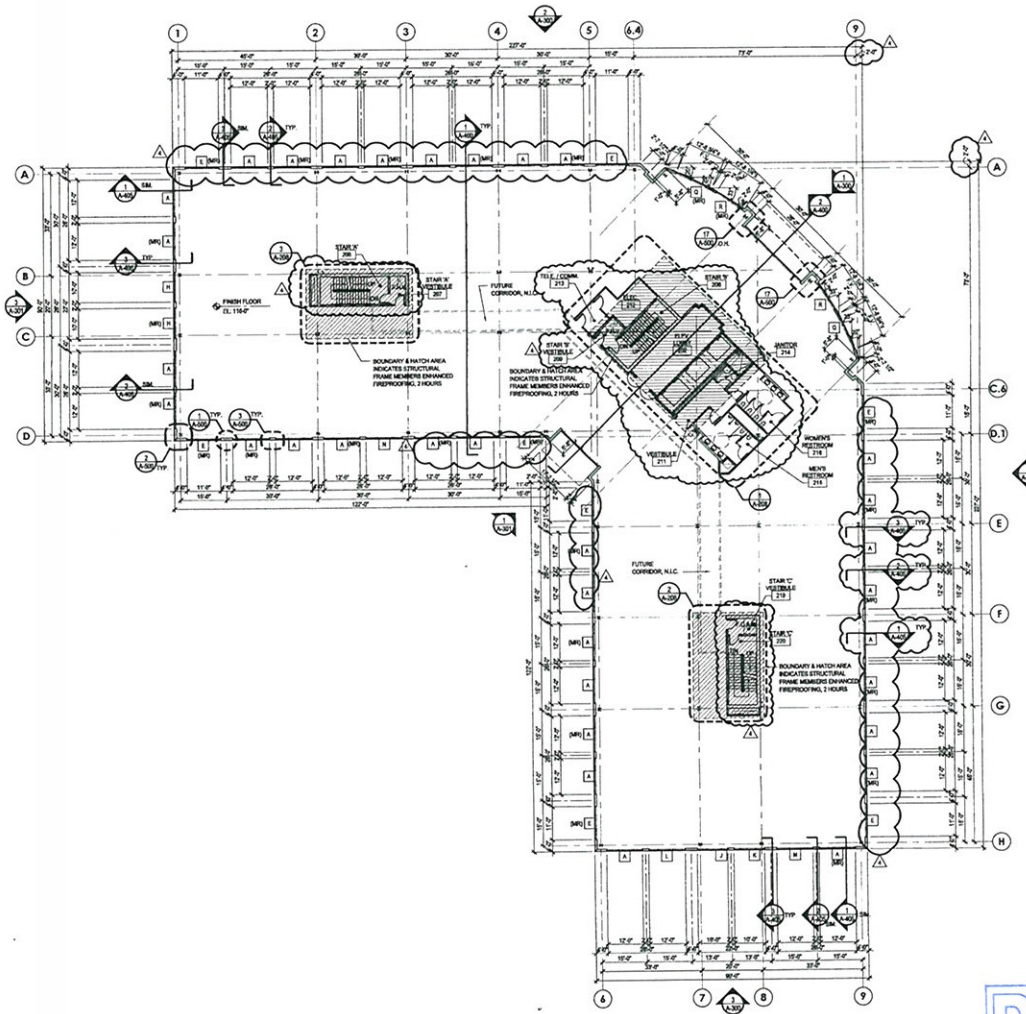
CERTIFIED BY: DAVID TODD DEGRAW, No. 6030, REGISTERED ARCHITECT, STATE OF NEVADA
DATE SIGNED: 2009

TITLE: FLOOR PLAN (FIRST LEVEL)
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

NO	DATE (MM/DD/YY)	DESCRIPTION
1	08/21/09	PER CITY COMMENTS
2	09/25/09	PER CITY COMMENTS
3	10/08/09	PER CITY COMMENTS

DRAWING NO. A-200
SHEET OF
TITLE: FLOOR PLAN (FIRST LEVEL)



1 FLOOR PLAN (SECOND LEVEL)
1/16" = 1'-0"

SYMBOL LEGEND:
(F.C.A. FLOOR CONTROL ASSEMBLY
F.H.V. FIRE HOSE VALVE

SCOPE OF WORK:
SCOPE OF WORK RELATED TO COMMON AREA INTERIORS IS INTENDED TO CONVEY A GENERAL LEVEL OF QUALITY AND MINIMUM STANDARDS. DESIGN OF COMMON AREA SPACES WILL BE FURTHER REFINED AND FINISH MATERIAL SELECTIONS COMPLETED WITH A FUTURE SET OF DESIGN DOCUMENTS.

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PLANNING & DEVELOPMENT

WVR-35710
10/08/09 PC

FLOOR SYSTEMS

ASPHALT PAVING ON GRADE SYSTEM: 2" ASPHALT ON GRADE AND 6" AGGREGATE BASE COURSE, REFER TO CIVIL.

SLAB ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, 2" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL.

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, OVER 2" SAND CAP, OVER VAPOR RETARDER, OVER 6" AGGREGATE BASE COURSE, REFER TO STRUCTURAL. PROVIDE LIGHT BROOMED FINISH. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

ROOF SYSTEMS

MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED T.P.O. ROOFING SYSTEM OVER R-22 RIGID INSULATION ANCHORED TO METAL DECKING. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

EXTERIOR WALL SYSTEMS

EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASS MAT GYPSUM SHEATHING ON STEEL STUDS, RE: STRUCT. PROVIDE 6" FOIL-FACED BATT INSULATION (R-19).

WINDOW SYSTEMS

ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL FRAMING WITH 1" INSULATED TINTED LOW 'E' GLAZING SYSTEM.

INTERIOR WALL SYSTEMS

W1 - TYPICAL WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE. GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE, ON TENANT SIDE TO 9" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE TO 9" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W3 - SOREEN ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. EA. SIDE, 3 5/8" METAL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495.

W4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE, TO 9" ABOVE CEILING. ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON EACH SIDE TO 9" ABOVE CEILING. ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ONE SIDE, 10'-0" ABOVE CEILING. ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5A - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. TO 9" ABOVE CEILING. ONE SIDE OF 9" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W6 - STAIR ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 6" METAL STUDS AT 16" O.C. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495.

W7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-415.

W8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-19 (3 1/2") FOIL-FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL. HOLD 1" MIN. OFF. EXTEND WALL TO UNDERSIDE OF METAL DECKING. PROVIDE SLIP TRACK HEAD. GYPSUM BD. FINISH BY TENANTS, N.I.C.

W9 - MECHANICAL SHAFT WALL: 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. 1-HOUR RATED ASSEMBLY, UL # U-496.

W10 - INTERIOR WALL SYSTEM: 6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 9" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1-HOUR RATED ASSEMBLY, UL # U-495.

W12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS ON CONCRETE WALLS. GYP. BD. TO STRUCTURE ON CORRIDOR SIDE.

CEILING SYSTEMS

SUSPENDED CEILING SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. ISOLATE GRID FROM PARTITIONS, RE: 2/A-215, ER-2244. COMPLIANCE TO ASTM C636, ASTM C635, AND AISC 7.

SUSPENDED GYPSUM BOARD SYSTEM: 5/8" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: 5/8" EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

FIRE-RESISTANCE RATINGS

STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. V726, STEEL COLUMNS WITH SPRAY APPLIED FIRE-PROOFING.

STRUCTURAL FRAME MEMBERS, ENHANCED: 2-HOUR RATING, U.L. X771 & U.L. V726, STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D788 & U.L. N791, COMPOSITE FLOOR ASSEMBLY OF 2 1/2" REINFORCED CONCRETE ON 3' D. 20 GA. METAL DECKING (5 1/2" TOTAL) SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P741, SINGLE PLY MEMBRANE ROOF OVER 1 1/2" METAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ABBREVIATIONS LEGEND:

(MR) MIRROR

GENERAL NOTES:

1. FINISH FLOOR ELEVATION OF 100'-0" CORRESPONDING TO U.S.G.S. ELEVATION OF 2605.92' AS A DATUM POINT. RE: CIVIL.
2. ALL INTERIOR DIMENSIONS ARE FROM FINISHED FACE-OF-WALL UNLESS NOTED OTHERWISE.
3. ALL INTERIOR WALLS ARE TYPE W1, UNLESS NOTED OTHERWISE.
4. NOT USED
5. PROVIDE 2-HOUR FIRE RATED ENCLOSURE AT EXIT PASSAGEWAYS, STAIR & ELEVATOR ENCLOSURES AND EXTENSIONS. 2-HOUR ENCLOSURE SHOWN
6. PROVIDE ADA COMPLIANT FIRE EXTINGUISHERS AS REQUIRED BY GOVERNING JURISDICTION. VERIFY ALL LOCATIONS WITH FIRE DEPARTMENT AND ARCHITECT PRIOR TO INSTALLATION.
7. ALL ANGLE WALLS SHOWN ARE 45° UNLESS NOTED OTHERWISE.
8. REFER TO A-700 SERIES FOR INTERIOR FINISHES.
9. REFER TO SHEET A-303 FOR WALL PANEL ELEVATIONS.

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CERTIFIED BY: DONALD TODD DEARMOND, REGISTERED, No. 6080, ARCHITECT, STATE OF NEVADA, DATE SIGNED: 2009

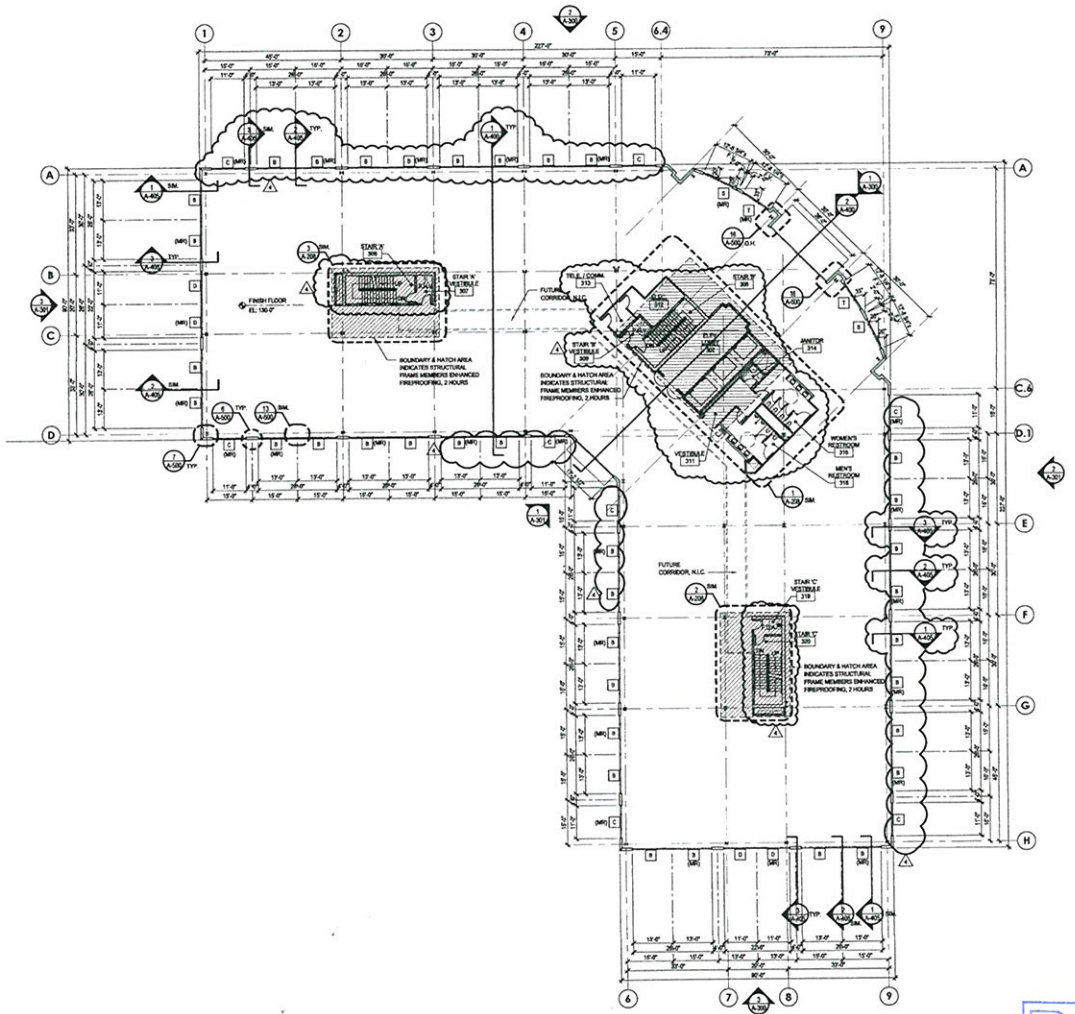
NO	DATE (YYYY-MM-DD)	DESCRIPTION
1	2009-08-21	PLANNING SUBMITTAL
2		
3		
4		
5		

DRAWN BY: [illegible]
CHECKED BY: [illegible]
DATE (YYYY-MM-DD): 2009-08-21
QUALITY CONTACT: Donald Dearmond
JOB NUMBER: 0514.02

TITLE: FLOOR PLAN (SECOND LEVEL)
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

DRAWING NO. A-201
SHEET OF

TITLE: FLOOR PLAN (SECOND LEVEL)



1 FLOOR PLAN (THIRD LEVEL)
1/16" = 1'-0"

SYMBOL LEGEND:
F.C.A. FLOOR CONTROL ASSEMBLY
F.H.V. FIRE HOSE VALVE

FLOOR SYSTEMS

ASPHALT PAVING ON GRADE SYSTEM: 2" ASPHALT ON GRADE AND 6" AGGREGATE BASE COURSE, REFER TO CIVIL.

SLAB ON GRADE SYSTEM: REINFORCED CONCRETE SLAB ON GRADE, 3" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL.

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL, PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL, PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, OVER 2" SAND CAP, OVER VAPOR RETARDER, OVER 6" AGGREGATE BASE COURSE, REFER TO STRUCTURAL. PROVIDE LIGHT BROOMED FINISH. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

ROOF SYSTEMS

MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED T.P.O. ROOFING SYSTEM OVER R-22 RIGID INSULATION ANCHORED TO METAL DECKING. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

EXTERIOR WALL SYSTEMS

EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASS MAT GYPSUM SHEATHING ON STEEL STUDS, RE: STRUCT. PROVIDE 6" FOIL-FACED BATT INSULATION (R-19).

WINDOW SYSTEMS

ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL FRAMING WITH 1" INSULATED TINTED LOW 'E' GLAZING SYSTEM.

INTERIOR WALL SYSTEMS

W1 - TYPICAL WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE. GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE, ON TENANT SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W3 - EGRESS ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. EA. SIDE 3 5/8" METAL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495.

W4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ONE SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5A - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. TO 6" ABOVE CEILING, ONE SIDE OF 6" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W6 - STAIR ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 6" METAL STUDS AT 16" O.C. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-465.

W7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 3-HOUR RATED ASSEMBLY, UL # U-415.

W8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-19 (3 1/2") FOIL-FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL. HOLD 1" MIN. OFF EXTERIOR WALL TO UNDERSIDE OF METAL DECKING. PROVIDE SLIP TRACK HEAD. GYPSUM BD. FINISH BY TENANTS, N.I.C.

W9 - MECHANICAL SHAFT WALL: 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. 1-HOUR RATED ASSEMBLY, UL # U-499.

W10 - INTERIOR WALL SYSTEM: 6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1-HOUR RATED ASSEMBLY, UL # U-465.

W12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS ON CONCRETE WALLS. GYP. BD. TO STRUCTURE ON CORRIDOR SIDE.

CEILING SYSTEMS

SUSPENDED CEILING SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. ISOLATE GRID FROM PARTITIONS, RE: 2A-210, DS-2244, COMPLIANCE TO ASTM C635, ASTM C636, AND AISC 7.

SUSPENDED GYPSUM BOARD SYSTEM: 1/2" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING, PAINTED, DS-1336

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: 5/8" EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING, PAINTED, DS 1338

FIRE-RESISTANCE RATINGS

STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. Y726, STEEL COLUMNS WITH SPRAY APPLIED FIRE-PROOFING.

STRUCTURAL FRAME MEMBERS, ENHANCED: 2-HOUR RATING, U.L. X771 & U.L. Y726, STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D788 & U.L. N791, COMPOSITE FLOOR ASSEMBLY OF 3 1/2" REINFORCED CONCRETE ON 3" D 20 GA. METAL DECKING (5 1/2" TOTAL) SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P741, SINGLE PLY MEMBRANE ROOF OVER 1 1/2" METAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ABBREVIATIONS LEGEND:

(MR) MIRROR

GENERAL NOTES:

1. FINISH FLOOR ELEVATION OF 100'-0" CORRESPONDING TO U.S.G.S. ELEVATION OF 2935.07 AS A DATUM POINT, RE: CIVIL.
2. ALL INTERIOR DIMENSIONS ARE FROM FINISHED FACE-OF-WALL UNLESS NOTED OTHERWISE.
3. ALL INTERIOR WALLS ARE TYPE W1, UNLESS NOTED OTHERWISE.
4. NOT USED.
5. PROVIDE 2-HOUR FIRE RATED ENCLOSURE AT EXIT PASSAGEWAYS, STAIR & ELEVATOR ENCLOSURES AND EXTENSIONS. 2-HOUR ENCLOSURE SHOWN ▪ / ▪▪ / ▪
6. PROVIDE ADA COMPLIANT FIRE EXTINGUISHERS AS REQUIRED BY GOVERNING JURISDICTION. VERIFY ALL LOCATIONS WITH FIRE DEPARTMENT AND ARCHITECT PRIOR TO INSTALLATION.
7. ALL ANGLE WALLS SHOWN ARE 45° UNLESS NOTED OTHERWISE.
8. REFER TO A-700 SERIES FOR INTERIOR FINISHES.
9. REFER TO SHEET A-303 FOR WALL PANEL ELEVATIONS.

SCOPE OF WORK:
SCOPE OF WORK RELATED TO COMMON AREA INTERIORS IS INTENDED TO CONVEY A GENERAL LEVEL OF QUALITY AND MINIMUM STANDARDS. DESIGN OF COMMON AREA SPACES WILL BE FURTHER REFINED AND FINISH MATERIAL SELECTIONS COMPLETED WITH A FUTURE SET OF DESIGN DOCUMENTS.

RECEIVED
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

WVR-35710
10/08/09 PC

LAUTH
866 848 6500 · www.lauth.net

LAUTH PROPERTY GROUP
PROJECT: BOB
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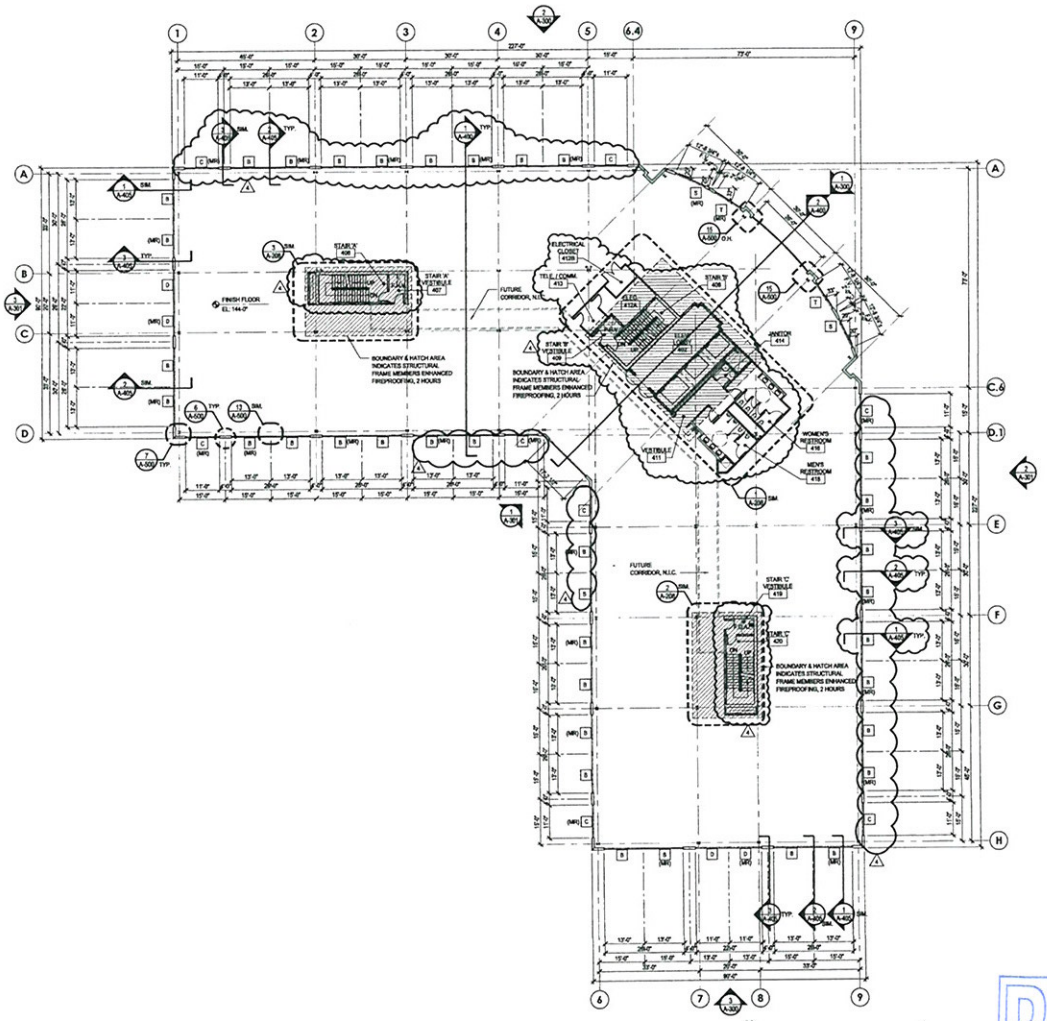
CERTIFIED BY: DAVID TODD DECKER, REGISTERED ARCHITECT, No. 6060, STATE OF NEVADA
DATE SIGNED: NOV 27 2009

TITLE: FLOOR PLAN (THIRD LEVEL)
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

NO	DATE (YYYY-MM-DD)	DESCRIPTION
1	2009-08-21	CITY SUBMITTAL
2	2009-09-25	CITY SUBMITTAL
3	2009-10-08	CITY SUBMITTAL

ISSUE DATE (YYYY-MM-DD) 2009-08-21
DRAWING NO. A-202
SHEET 9
TITLE: FLOOR PLAN (THIRD LEVEL)



1 FLOOR PLAN (FOURTH LEVEL)
1/16" = 1'-0"

SYMBOL LEGEND:
(BF) F.C.A. FLOOR CONTROL ASSEMBLY
F.H.V. FIRE HOSE VALVE

SCOPE OF WORK:
SCOPE OF WORK RELATED TO COMMON AREA INTERIORS IS INTENDED TO CONVEY A GENERAL LEVEL OF QUALITY AND MINIMUM STANDARDS. DESIGN OF COMMON AREA SPACES WILL BE FURTHER REFINED AND FINISH MATERIAL SELECTIONS COMPLETED WITH A FUTURE SET OF DESIGN DOCUMENTS.

RECEIVED
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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

WVR-35710
10/08/09 PC

FLOOR SYSTEMS

ASPHALT PAVING ON GRADE SYSTEM: 2" ASPHALT ON GRADE AND 4" AGGREGATE BASE COURSE, REFER TO CIVIL.

SLAB ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, 7" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL.

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL, PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, OVER 2" SAND CAP, OVER VAPOR RETARDER, OVER 8" AGGREGATE BASE COURSE, REFER TO STRUCTURAL. PROVIDE LIGHT BROOMED FINISH. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

ROOF SYSTEMS

MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED T.P.O. ROOFING SYSTEM OVER R-22 RIGID INSULATION ANCHORED TO METAL DECKING. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

EXTERIOR WALL SYSTEMS

EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASS MAT GYPSUM SHEATHING ON STEEL STUDS, REF. STRUCT. PROVIDE 6" FOIL-FACED BATT INSULATION (R-19).

WINDOW SYSTEMS

ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL FRAMING WITH 1" INSULATED TINTED / LOW 'E' GLAZING SYSTEM.

INTERIOR WALL SYSTEMS

W1 - TYPICAL WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE. GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE, ON TENANT SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W3 - EGRESS ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. EA. SIDE 3 5/8" METAL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-496.

W4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE, TO 6" ABOVE CEILING. ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING. ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ONE SIDE, TO 6" ABOVE CEILING. ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5A - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. TO 6" ABOVE CEILING. ONE SIDE OF 6" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W6 - STAIR ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 6" METAL STUDS AT 16" O.C. PROVIDE RATED SLIP TRACK HEAD - 2-HOUR RATED ASSEMBLY, UL #U-495.

W7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-415

W8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-15 (3 1/2") FOIL FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL. HOLD 1" MIN. OFF. EXTEND WALL TO UNDERSIDE OF METAL DECKING. PROVIDE SLIP TRACK HEAD. GYPSUM BD. FINISH BY TENANTS, N.I.C.

W9 - MECHANICAL SHAFT WALL: 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. 1-HOUR RATED ASSEMBLY, UL # U-495

W10 - INTERIOR WALL SYSTEM: 6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1-HOUR RATED ASSEMBLY, UL # U-465.

W12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS ON CONCRETE WALLS. GYP. BD. TO STRUCTURE ON CORRIDOR SIDE.

CEILING SYSTEMS

SUSPENDED CEILING SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. INSULATE GRID FROM PARTITIONS. RE: 2A-210, EN-2344, COMPLIANCE TO ASTM C635, ASTM C636, AND ASCE 7.

SUSPENDED GYPSUM BOARD SYSTEM: 1/2" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING, PAINTED. EN-1338

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: 5/8" EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING, PAINTED. EN-1338

FIRE-RESISTANCE RATINGS

STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. Y726, STEEL COLUMNS WITH SPRAY APPLIED FIRE-PROOFING.

STRUCTURAL FRAME MEMBERS, ENHANCED: 2-HOUR RATING, U.L. X771 & U.L. Y726, STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D788 & U.L. N791, COMPOSITE FLOOR ASSEMBLY OF 3 1/2" REINFORCED CONCRETE ON 3" D. 20 GA. METAL DECKING (6 1/2" TOTAL) SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P741, SINGLE PLY MEMBRANE ROOF OVER 1 1/2" METAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ABBREVIATIONS LEGEND:

(MR) MIRROR

GENERAL NOTES:

1. FINISH FLOOR ELEVATION OF 100'-0" CORRESPONDING TO U.S.G.S. ELEVATION OF 2500.00' AS A DATUM POINT. RE: CIVIL
2. ALL INTERIOR DIMENSIONS ARE FROM FINISHED FACE-OF-WALL UNLESS NOTED OTHERWISE.
3. ALL INTERIOR WALLS ARE TYPE W1, UNLESS NOTED OTHERWISE.
4. NOT USED.
5. PROVIDE 2-HOUR FIRE RATED ENCLOSURE AT EXIT PASSAGEWAYS, STAIR & ELEVATOR ENCLOSURES AND EXTENSIONS. 2-HOUR ENCLOSURE SHOWN ≡ / ≡ = 0
6. PROVIDE ADA COMPLIANT FIRE EXTINGUISHERS AS REQUIRED BY GOVERNING JURISDICTION. VERIFY ALL LOCATIONS WITH FIRE DEPARTMENT AND ARCHITECT PRIOR TO INSTALLATION.
7. ALL ANGLE WALLS SHOWN ARE 45° UNLESS NOTED OTHERWISE.
8. REFER TO A-700 SERIES FOR INTERIOR FINISHES.
9. REFER TO SHEET A-303 FOR WALL PANEL ELEVATIONS.

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PROJECT MANAGER: TIME
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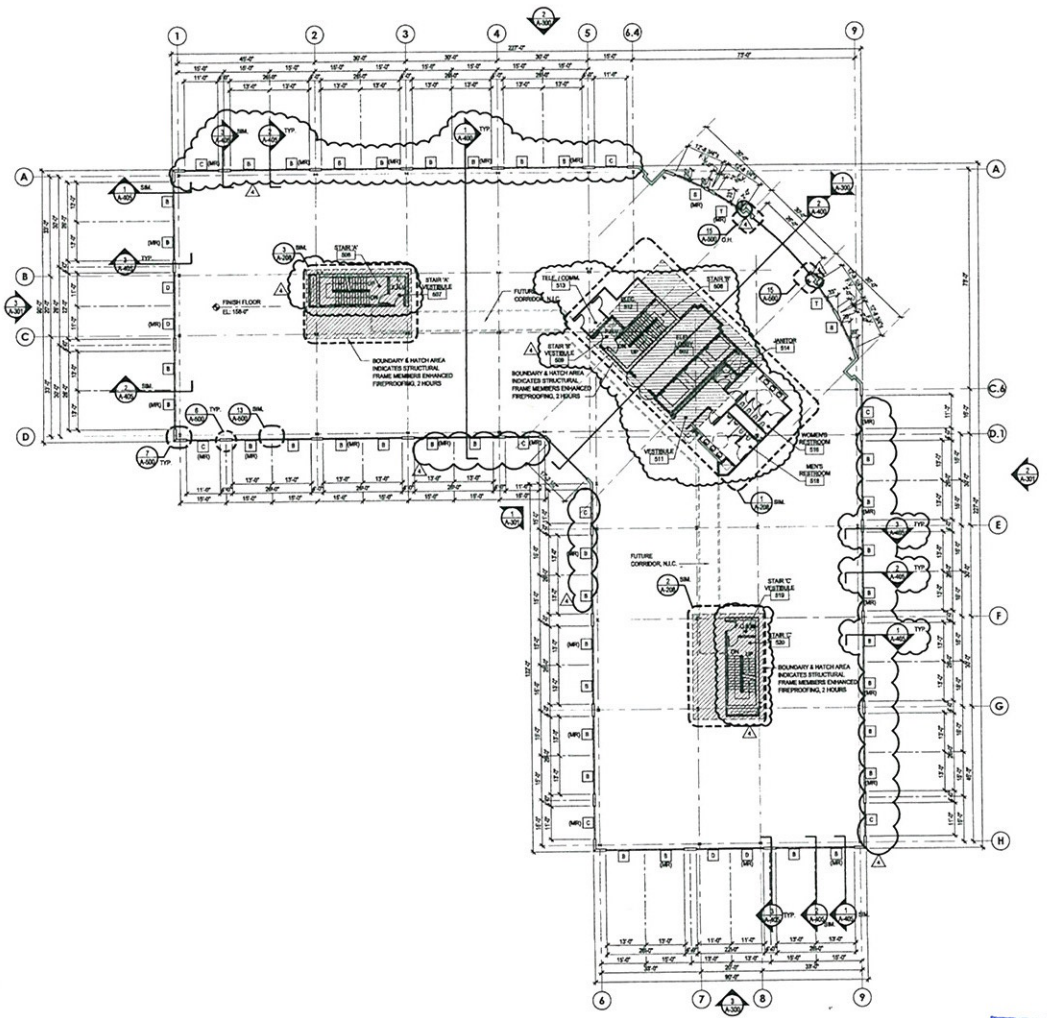
CERTIFIED BY: DAVID TODD DEGNAN, REGISTERED ARCHITECT, STATE OF NEVADA
NO. 6060
DATE SIGNED: MAY 27, 2009

TITLE: FLOOR PLAN (FOURTH LEVEL)
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

DRAWING NO. A-203
SHEET OF

TITLE: FLOOR PLAN (FOURTH LEVEL)



1 FLOOR PLAN (FIFTH LEVEL)
1/16" = 1'-0"

N

SYMBOL LEGEND:
(M) F.C.A. FLOOR CONTROL ASSEMBLY
F.H.V. FIRE HOSE VALVE

FLOOR SYSTEMS

ASPHALT PAVING ON GRADE SYSTEM: 3" ASPHALT ON GRADE AND 6" AGGREGATE BASE COURSE, REFER TO CIVIL.

SLAB ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, 3" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL.

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, OVER 2" SAND CAP, OVER VAPOR RETARDER, OVER 6" AGGREGATE BASE COURSE, REFER TO STRUCTURAL. PROVIDE LIGHT BROOMED FINISH. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

ROOF SYSTEMS

MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED T.P.O. ROOFING SYSTEM OVER R-20 RIGID INSULATION ANCHORED TO METAL DECKING. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

EXTERIOR WALL SYSTEMS

EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASS MAT GYPSUM SHEATHING ON STEEL STUDS, RE: STRUCT. PROVIDE 6" FOIL-FACED BATT INSULATION (R-19).

WINDOW SYSTEMS

ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL FRAMING WITH 1" INSULATED TINTED LOW 'E' GLAZING SYSTEM.

INTERIOR WALL SYSTEMS

W1 - TYPICAL WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE, ON TENANT SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W3 - EGRESS ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. EA. SIDE 3 5/8" METAL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495.

W4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ONE SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5A - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. TO 6" ABOVE CEILING, ONE SIDE OF 6" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W6 - STAIR ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 6" METAL STUDS AT 16" O.C. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495.

W7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-415.

W8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-15 (3 1/2") FOIL-FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL, HOLD 1" MIN. OFF. EXTEND WALL TO UNDERSIDE OF METAL DECKING. PROVIDE SLIP TRACK HEAD. GYPSUM BD. FINISH BY TENANTS, N.I.C.

W9 - MECHANICAL SHAFT WALL: 5/8" TYPE 'X' GYPSUM BD. ON 4" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. 1-HOUR RATED ASSEMBLY, UL # U-469.

W10 - INTERIOR WALL SYSTEM: 6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1-HOUR RATED ASSEMBLY, UL # U-465.

W12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS ON CONCRETE WALLS. GYP. BD. TO STRUCTURE ON CORRIDOR SIDE.

CEILING SYSTEMS

SUSPENDED CEILING SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. ISOLATE GRID FROM PARTITIONS, RE: 2A-216, EN-2344, COMPLIANCE TO ASTM C635, ASTM C636, AND AISC 7.

SUSPENDED GYPSUM BOARD SYSTEM: 1/2" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING, PAINTED. EN-1338

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: 5/8" EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING, PAINTED. EN-1338

FIRE-RESISTANCE RATINGS

STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. 1720, STEEL COLUMNS WITH SPRAY APPLIED FIRE-PROOFING.

STRUCTURAL FRAME MEMBERS, ENHANCED: 2-HOUR RATING, U.L. X771 & U.L. 1720, STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D788 & U.L. N791, COMPOSITE FLOOR ASSEMBLY OF 3 1/2" REINFORCED CONCRETE ON 3" D. 20 GA. METAL DECKING @ 10" TOTAL) SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P741, SINGLE PLY MEMBRANE ROOF OVER 1 1/2" METAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ABBREVIATIONS LEGEND:

(MR) MIRROR

SCOPE OF WORK:

SCOPE OF WORK RELATED TO COMMON AREA INTERIORS IS INTENDED TO CONVEY A GENERAL LEVEL OF QUALITY AND MINIMUM STANDARDS. DESIGN OF COMMON AREA SPACES WILL BE FURTHER REFINED AND FINISH MATERIAL SELECTIONS COMPLETED WITH A FUTURE SET OF DESIGN DOCUMENTS.

GENERAL NOTES:

1. FINISH FLOOR ELEVATION OF 1164'-0" CORRESPONDING TO U.S.G.S. ELEVATION OF 2926.09' AS A DATUM POINT. RE: CIVIL
2. ALL INTERIOR DIMENSIONS ARE FROM FINISHED FACE-OF-WALL UNLESS NOTED OTHERWISE.
3. ALL INTERIOR WALLS ARE TYPE W1, UNLESS NOTED OTHERWISE.
4. NOT USED.
5. PROVIDE 2-HOUR FIRE RATED ENCLOSURE AT EXIT PASSAGEWAYS, STAIR & ELEVATOR ENCLOSURES AND EXTENSIONS. 2-HOUR ENCLOSURE SHOWN ⊕ I ⊕ / ⊕
6. PROVIDE ADA COMPLIANT FIRE EXTINGUISHERS AS REQUIRED BY GOVERNING JURISDICTION. VERIFY ALL LOCATIONS WITH FIRE DEPARTMENT AND ARCHITECT PRIOR TO INSTALLATION.
7. ALL ANGLE WALLS SHOWN ARE 45° UNLESS NOTED OTHERWISE.
8. REFER TO A-700 SERIES FOR INTERIOR FINISHES.
9. REFER TO SHEET A-203 FOR WALL PANEL ELEVATIONS.

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CERTIFIED BY: DAVID TODD DECKER, REGISTERED ARCHITECT, No. 8000, STATE OF NEVADA
DATE SIGNED: 7-27-2009

TITLE: FLOOR PLAN (FIFTH LEVEL)
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

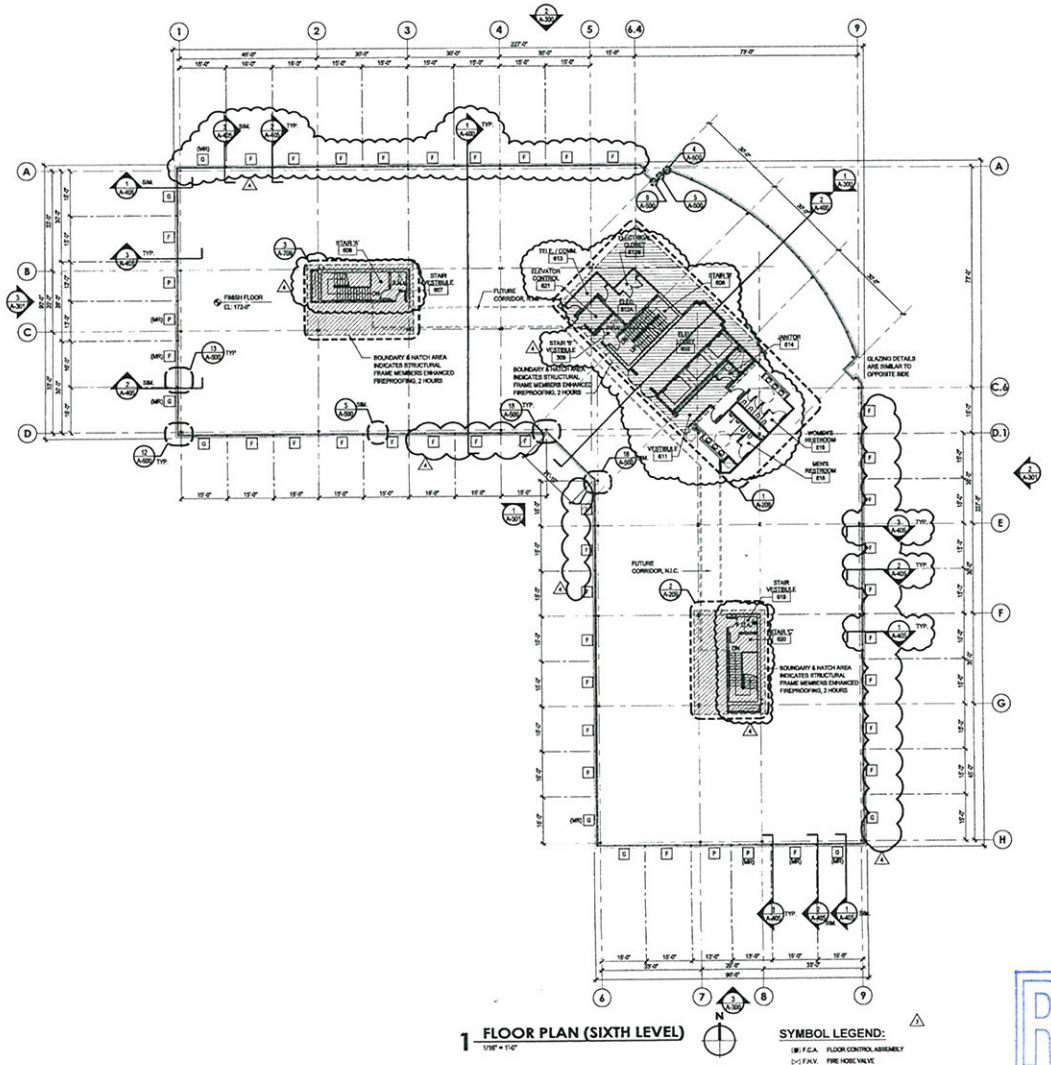
NO.	DESCRIPTION	DATE
1	PLANNING SET	07/27/09
2	PLANNING SET	08/19/09
3	PLANNING SET	09/04/09
4	PLANNING SET	09/18/09
5	PLANNING SET	09/25/09
6	PLANNING SET	10/02/09

PLAN CHECKING: 702-455-4311
CONSULTANT CONTACT:
JOB NUMBER: 0514.00

DRAWING NO. A-204 SHEET OF
TITLE: FLOOR PLAN (FIFTH LEVEL)

RECEIVED
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

WVR-35710
10/08/09 PC



1 FLOOR PLAN (SIXTH LEVEL)
1/16" = 1'-0"

FLOOR SYSTEMS

ASPHALT PAVING ON GRADE SYSTEM: 2" ASPHALT ON GRADE AND 6" AGGREGATE BASE COURSE, REFER TO CIVIL.

SLAB ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, 2" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL.

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, OVER 2" SAND CAP, OVER VAPOR RETARDER, OVER 6" AGGREGATE BASE COURSE, REFER TO STRUCTURAL. PROVIDE LIGHT BROOMED FINISH. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

ROOF SYSTEMS

MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED T.P.O. ROOFING SYSTEM OVER R-20 RIGID INSULATION ANCHORED TO METAL DECKING. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

EXTERIOR WALL SYSTEMS

EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASS MAT GYPSUM SHEATHING ON STEEL STUDS, RE: STRUCT. PROVIDE 6" FOIL-FACED BATT INSULATION (R-19).

WINDOW SYSTEMS

ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL FRAMING WITH 1" INSULATED TINTED LOW 'E' GLAZING SYSTEM.

INTERIOR WALL SYSTEMS

W1 - TYPICAL WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE. GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE ON TENANT SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W3 - EGRESS ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. EA. SIDE, 3 5/8" METAL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495.

W4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD ON ONE SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5A - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. TO 6" ABOVE CEILING, ON SIDE OF 6" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W6 - STAIR ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 6" METAL STUDS AT 16" O.C. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL #U-495.

W7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. 1-HOUR RATED ASSEMBLY, UL # U-415.

W8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-15 (3 1/2") FOIL-FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL. HOLD 1" MIN. OFF EXTING WALL TO UNDERSIDE OF METAL DECKING. PROVIDE SLIP TRACK HEAD. GYPSUM BD. FINISH BY TENANTS, N.I.C.

W9 - MECHANICAL SHAFT WALL: 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. 1-HOUR RATED ASSEMBLY, UL # U-495.

W10 - INTERIOR WALL SYSTEM: 6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1-HOUR RATED ASSEMBLY, UL #U-465.

W12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS ON CONCRETE WALLS. GYP. BD. TO STRUCTURE ON CORRIDOR SIDE.

CEILING SYSTEMS

SUSPENDED CEILING SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. ISOLATE GRID FROM PARTITIONS. RE: 2/A-210, FR-2244, COMPLIANCE TO ASTM C635, ASTM C636, AND ANSI Z.

SUSPENDED GYPSUM BOARD SYSTEM: 5/8" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: 5/8" EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

FIRE-RESISTANCE RATINGS

STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. Y720, STEEL COLUMNS WITH SPRAY APPLIED FIRE-PROOFING.

STRUCTURAL FRAME MEMBERS, ENHANCED: 2-HOUR RATING, U.L. X771 & U.L. Y720, STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D788 & U.L. N791, COMPOSITE FLOOR ASSEMBLY OF 2 1/2" REINFORCED CONCRETE ON 3" D. 20 GA. METAL DECKING (5 1/2" TOTAL) SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P749. SINGLE PLY MEMBRANE ROOF OVER 1 1/2" METAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ABBREVIATIONS LEGEND:

(MR) MIRROR

GENERAL NOTES:

1. FINISH FLOOR ELEVATION OF 100'-0" CORRESPONDING TO U.S.G.S. ELEVATION OF 2505.50' AS A DATUM POINT. RE: CIVIL
2. ALL INTERIOR DIMENSIONS ARE FROM FINISHED FACE-OF-WALL UNLESS NOTED OTHERWISE.
3. ALL INTERIOR WALLS ARE TYPE W1, UNLESS NOTED OTHERWISE.
4. NOT USED
5. PROVIDE 2-HOUR FIRE RATED ENCLOSURE AT EXIT PASSAGEWAYS, STAIR & ELEVATOR ENCLOSURES AND EXTERIORS. 2-HOUR ENCLOSURE SHOWN ⊢ ⊣ ⊢ ⊣
6. PROVIDE ADA COMPLIANT FIRE EXTINGUISHERS AS REQUIRED BY GOVERNING JURISDICTION. VERIFY ALL LOCATIONS WITH FIRE DEPARTMENT AND ARCHITECT PRIOR TO INSTALLATION.
7. ALL ANKLE WALLS SHOWN ARE 42" UNLESS NOTED OTHERWISE.
8. REFER TO A-700 SERIES FOR INTERIOR FINISHES.
9. REFER TO SHEET A-303 FOR WALL PANEL ELEVATIONS.

SCOPE OF WORK:
SCOPE OF WORK RELATED TO COMMON AREA INTERIORS IS INTENDED TO CONVEY A GENERAL LEVEL OF QUALITY AND MINIMUM STANDARDS. DESIGN OF COMMON AREA SPACES WILL BE FURTHER REFINED AND FINISH MATERIAL SELECTIONS COMPLETED WITH A FUTURE SET OF DESIGN DOCUMENTS.

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WVR-35710
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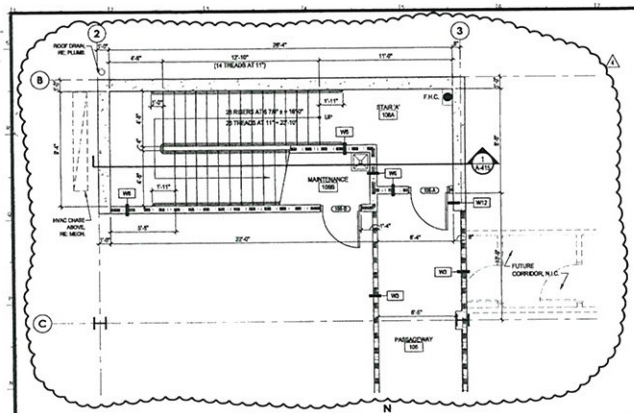
KEVIN TODD DECKER
REGISTERED
No. 6000
PROFESSIONAL ARCHITECT
STATE OF NEVADA
SIGNED BY:
DATE SIGNED: MAR 27 2009

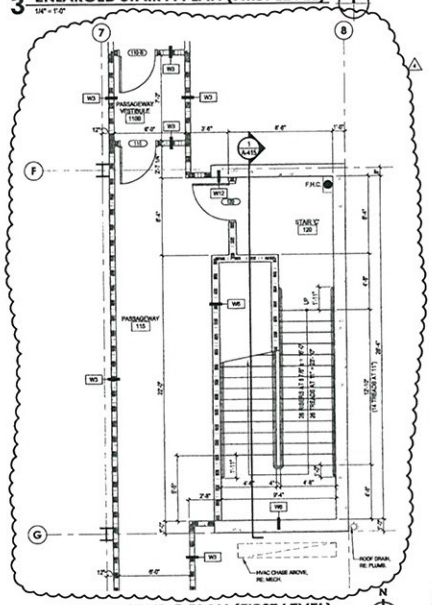
TITLE: FLOOR PLAN (SIXTH LEVEL)
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

NO	DATE (YYYY-MM-DD)	DESCRIPTION
1	2009-08-21	PLANNING SUBMITTAL

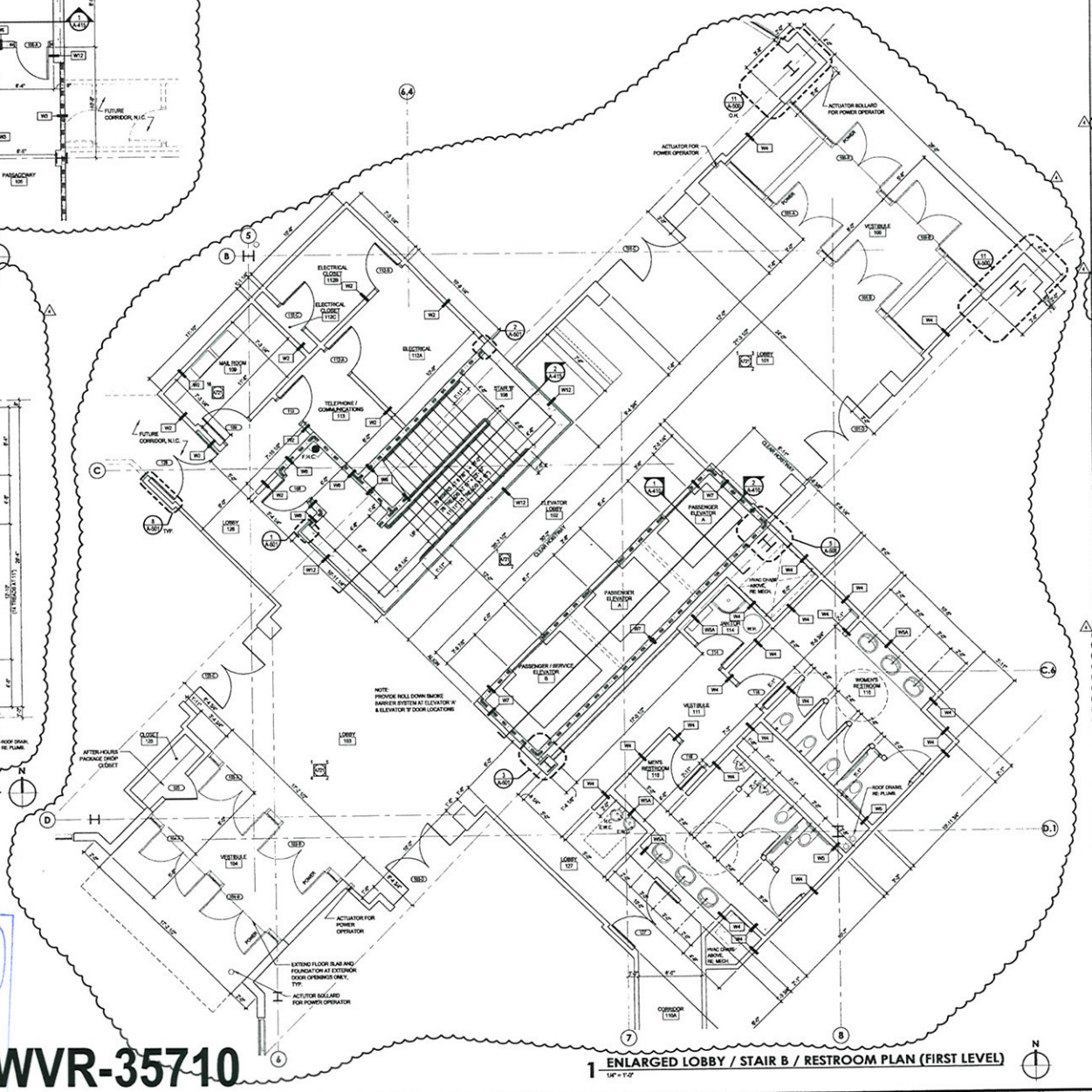
DRAWING NO. A-205
SHEET OF
TITLE: FLOOR PLAN (SIXTH LEVEL)



3 ENLARGED STAIR A PLAN (FIRST LEVEL)
1/4" = 1'-0"



2 ENLARGED STAIR C PLAN (FIRST LEVEL)
1/4" = 1'-0"



1 ENLARGED LOBBY / STAIR B / RESTROOM PLAN (FIRST LEVEL)
1/4" = 1'-0"

FLOOR SYSTEMS

ASPHALT PAVING ON GRADE SYSTEM: 2" ASPHALT ON GRADE AND 4" AGGREGATE BASE COURSE, REFER TO CIVIL.

SLAB ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, 2" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL.

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL, PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, OVER 2" SAND CAP, OVER VAPOR RETARDER, OVER 6" AGGREGATE BASE COURSE, REFER TO STRUCTURAL. PROVIDE LIGHT BROOMED FINISH. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

ROOF SYSTEMS

MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED T.P.O. ROOFING SYSTEM OVER R-22 RIGID INSULATION ANCHORED TO METAL DECKING. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

EXTERIOR WALL SYSTEMS

EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASS MAT GYPSUM SHEATHING ON STEEL STUDS, RE: STRUCT. PROVIDE 6" FOIL-FACED BATT INSULATION (R-19)

WINDOW SYSTEMS

ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL FRAMING WITH 1" INSULATED TINTED / LOW 'E' GLAZING SYSTEM

INTERIOR WALL SYSTEMS

W1 - TYPICAL WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE. GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE. ON TENANT SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W3 - CORE 55 ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. EA. SIDE, 3 5/8" METAL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 2 HOUR RATED ASSEMBLY, UL #U-465

W4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE, TO 6" ABOVE CEILING. ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ONE SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5A - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. TO BOTTOM OF CEILING, ONE SIDE OF 6" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W6 - STAIR ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 6" METAL STUDS AT 16" O.C. PROVIDE RATED SLIP TRACK HEAD. 2 HOUR RATED ASSEMBLY, UL #U-465

W7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 2 HOUR RATED ASSEMBLY, UL #U-415

W8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-15 (5 1/2") FOIL-FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL. HOLD 1" MIN. OFF EXTERIOR WALL TO UNDERSIDE OF METAL DECKING. PROVIDE SLIP TRACK HEAD. GYPSUM BD. FINISH BY TENANTS, N.I.C.

W9 - MECHANICAL SHAFT WALL: 5/8" TYPE 'X' GYPSUM BD. ON 4" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. 1-HOUR RATED ASSEMBLY, UL #U-488

W10 - INTERIOR WALL SYSTEM: 6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 2 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1-HOUR RATED ASSEMBLY, UL #U-485

W12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS ON CONCRETE WALLS. OFF SET TO STRUCTURE ON CORRIDOR SIDE.

CEILING SYSTEMS

SUSPENDED CEILING SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. ISOLATE GRID FROM PARTITIONS. RE: 09-210, 09-2244, COMPLIANCE TO ASTM C635, ASTM C636, AND ARCE 7.

SUSPENDED GYPSUM BOARD SYSTEM: 1/2" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING, PAINTED. 09-1236

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: 5/8" EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING, PAINTED. 09-1336

FIRE-RESISTANCE RATINGS

STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. Y726, STEEL COLUMNS WITH SPRAY APPLIED FIRE-PROOFING.

STRUCTURAL FRAME MEMBERS, ENHANCED: 2 HOUR RATING, U.L. X771 & U.L. Y726, STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D788 & U.L. N791, COMPOSITE FLOOR ASSEMBLY OF 3 1/2" REINFORCED CONCRETE ON 3" 20 GA. METAL DECKING (8 1/2" TOTAL) SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P741, SINGLE PLY MEMBRANE, ROOF OVER 1 1/2" METAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

SCOPE OF WORK:

SCOPE OF WORK RELATED TO COMMON AREA INTERIORS IS INTENDED TO BE A GENERAL LEVEL OF QUALITY AND MINIMUM STANDARDS. DESIGN OF COMMON AREA SPACES WILL BE FURTHER REFINED AND FINISH MATERIAL SELECTIONS COMPLETED WITH A FUTURE SET OF DESIGN DOCUMENTS.

GENERAL NOTES:

1. FINISH FLOOR ELEVATION OF 100'-0" CORRESPONDING TO U.S.G.S. ELEVATION OF 2935.00' AS A DATUM POINT. RE: CIVIL
2. ALL INTERIOR DIMENSIONS ARE FROM FINISHED FACE-OF-WALL UNLESS NOTED OTHERWISE.
3. ALL INTERIOR WALLS ARE TYPE W1, UNLESS NOTED OTHERWISE.
4. NOT USED
5. PROVIDE 2-HOUR FIRE RATED ENCLOSURE AT EXIT PASSAGEWAYS, STAIR & ELEVATOR ENCLOSURES AND EXTENSIONS. 2-HOUR ENCLOSURE SHOWN ■ | ■■ | ■
6. PROVIDE ADA COMPLIANT FIRE EXTINGUISHERS AS REQUIRED BY GOVERNING JURISDICTION. VERIFY ALL LOCATIONS WITH FIRE DEPARTMENT AND ARCHITECT PRIOR TO INSTALLATION.
7. ALL ANGLE WALLS SHOWN ARE 45° UNLESS NOTED OTHERWISE.
8. REFER TO A-700 SERIES FOR INTERIOR FINISHES.
9. REFER TO SHEET A-305 FOR WALL PANEL ELEVATIONS.

SYMBOL LEGEND:

F.H.C. FIRE HOSE CABINET

LAUTH
866 848 6500 - www.lauth.net

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PROJECT ASSIST.
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REGISTERED ARCHITECT
DAVID TODD DECK
No. 10150
STATE OF NEVADA
DATE SIGNED
JUN 27 2008

TITLE: ENLARGED FLOOR PLANS (FIRST LEVEL)

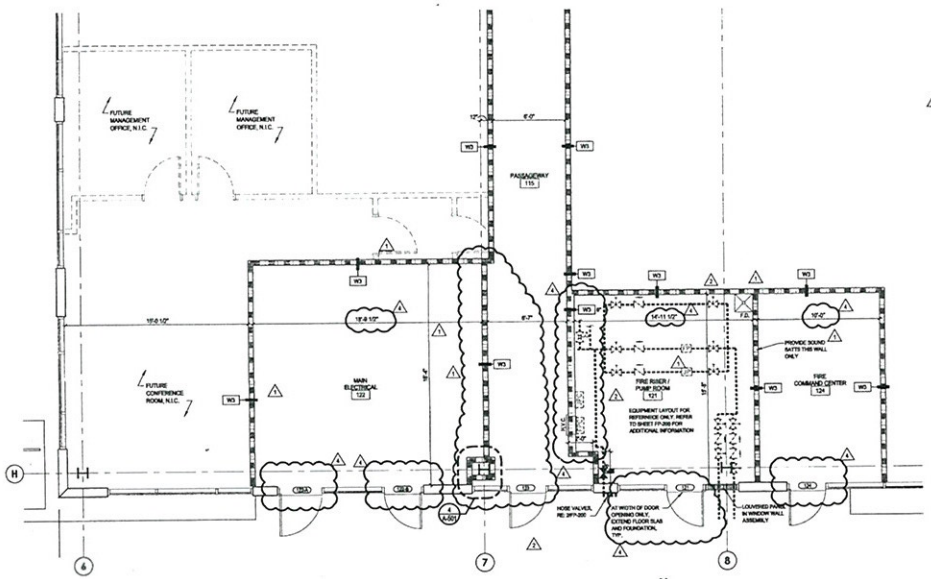
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

NO	DATE (MM/DD/YY)	DESCRIPTION
1	12-15-08	PLANCHECK
2	01-26-09	PLANCHECK
3	03-31-09	PLANCHECK
4	05-15-09	PLANCHECK
5	06-26-09	PLANCHECK
6	07-31-09	PLANCHECK
7	08-21-09	PLANCHECK

CONSULTANT CONTACT
CONSULTANT JOB NUMBER
DRAWING NO. A-206
SHEET OF
TITLE: ENLARGED FLOOR PLANS

RECEIVED
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

WVR-35710
10/08/09 PC



1 ENLARGED VESTIBULE / UTILITY PLAN (FIRST LEVEL)
1/4" = 1'-0"

N

FLOOR SYSTEMS

ASPHALT PAVING ON GRADE SYSTEM: 2" ASPHALT ON GRADE AND 4" AGGREGATE BASE COURSE, REFER TO CIVIL.

SLAB ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, 7" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL.

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, OVER 2" SAND CAP, OVER VAPOR RETARDER, OVER 6" AGGREGATE BASE COURSE, REFER TO STRUCTURAL. PROVIDE LIGHT BROOMED FINISH. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

ROOF SYSTEMS

MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED T.P.O. ROOFING SYSTEM OVER R-22 RIGID INSULATION ANCHORED TO METAL DECKING. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

EXTERIOR WALL SYSTEMS

EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASS MAT GYPSUM SHEATHING ON STEEL STUDS, RE: STRUCT. PROVIDE 6" FOIL-FACED BATT INSULATION (R-19).

WINDOW SYSTEMS

ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL FRAMING WITH 1" INSULATED TINTED / LOW 'E' GLAZING SYSTEM.

INTERIOR WALL SYSTEMS

W1 - TYPICAL WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE, ON TENANT SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W3 - DORERS ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. E.A. SIDE 3 5/8" METAL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-465.

W4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD ON EACH SIDE TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ONE SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5A - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. TO 6" ABOVE CEILING, ONE SIDE OF 6" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W6 - STAIR ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 6" METAL STUDS AT 16" O.C. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-465.

W7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-419.

W8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-19 (6") FOIL-FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL, HOLD 1" MIN. OFF. EXTEND WALL TO UNDERSIDE OF METAL DECKING. PROVIDE SLIP TRACK HEAD. GYPSUM BD. FINISH BY TENANTS, N.I.C.

W9 - MECHANICAL SHAFT WALL: 5/8" TYPE 'X' GYPSUM BD. ON 4" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. 1-HOUR RATED ASSEMBLY, UL # U-465.

W10 - INTERIOR WALL SYSTEM: 6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1-HOUR RATED ASSEMBLY, UL # U-465.

W12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS ON CONCRETE WALLS. GYP. BD. TO STRUCTURE ON CORRIDOR SIDE.

CEILING SYSTEMS

SUSPENDED CEILING SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. ANGLE GRID FROM PARTITIONS, RE: 09-210, EN-2244, COMPLIANCE TO ASTM C636, ASTM C636, AND ASTM

SUSPENDED GYPSUM BOARD SYSTEM: 1/2" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING, PAINTED, EN-1338

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: 5/8" EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING, PAINTED. EN-1338

FIRE-RESISTANCE RATINGS

STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. V726, STEEL COLUMNS WITH SPRAY APPLIED FIRE-PROOFING.

STRUCTURAL FRAME MEMBERS, ENHANCED: 2-HOUR RATING, U.L. X771 & U.L. V726, STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D768 & U.L. N791; COMPOSITE FLOOR ASSEMBLY OF 3 1/2" REINFORCED CONCRETE ON 3" D. 20 GA. METAL DECKING @ 10" TOTAL) SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P741; SINGLE PLY MEMBRANE ROOF OVER 1 1/2" METAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

SCOPE OF WORK:

SCOPE OF WORK RELATED TO COMMON AREA INTERIORS IS INTENDED TO CONVEY A GENERAL LEVEL OF QUALITY AND MINIMUM STANDARDS. DESIGN OF COMMON AREA SPACES WILL BE FURTHER REFINED AND FINISH MATERIAL SELECTIONS COMPLETED WITH A FUTURE SET OF DESIGN DOCUMENTS.

GENERAL NOTES:

1. FINISH FLOOR ELEVATION OF '100'-0" CORRESPONDING TO U.S.G.S. ELEVATION OF 2695.00' AS A DATUM POINT. RE: CIVIL
2. ALL INTERIOR DIMENSIONS ARE FROM FINISHED FACE-OF-WALL UNLESS NOTED OTHERWISE.
3. ALL INTERIOR WALLS ARE TYPE W1, UNLESS NOTED OTHERWISE.
4. NOT USED.
5. PROVIDE 2-HOUR FIRE RATED ENCLOSURE AT EXIT PASSAGEWAYS, STAIR & ELEVATOR ENCLOSURE AND EXTENSIONS. 2-HOUR ENCLOSURE SHOWN
6. PROVIDE ADA COMPLIANT FIRE EXTINGUISHERS AS REQUIRED BY GOVERNING JURISDICTION. VERIFY ALL LOCATIONS WITH FIRE DEPARTMENT AND ARCHITECT PRIOR TO INSTALLATION.
7. ALL ANGLE WALLS SHOWN ARE 45° UNLESS NOTED OTHERWISE.
8. REFER TO A-700 SERIES FOR INTERIOR FINISHES.
9. REFER TO SHEET A-303 FOR WALL PANEL ELEVATIONS.

LAUTH
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DAVID TODD DEGRAW, REGISTERED ARCHITECT, No. 6080, STATE OF NEVADA
DESCRIBED BY
DATE SIGNED: MAY 27 2009

TITLE: ENLARGED FLOOR PLANS (FIRST LEVEL)

PROJECT
MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

ISSUE DATE (YYYY-MM-DD): 2009-05-27
CONSULTANT CONTACT:
CONSULTANT JOB NUMBER: 08-1410

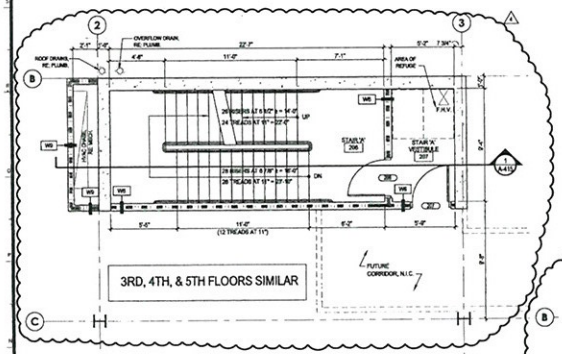
NO	DATE (YYYY-MM-DD)	DESCRIPTION
1	2009-06-15	CITY COMMENTS
2	2009-07-27	CITY COMMENTS
3	2009-08-21	CITY COMMENTS

DRAWING NO. A-207 SHEET OF

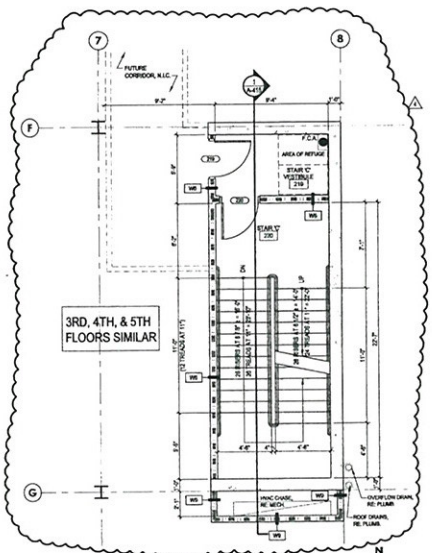
TITLE: ENLARGED FLOOR PLANS

RECEIVED
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

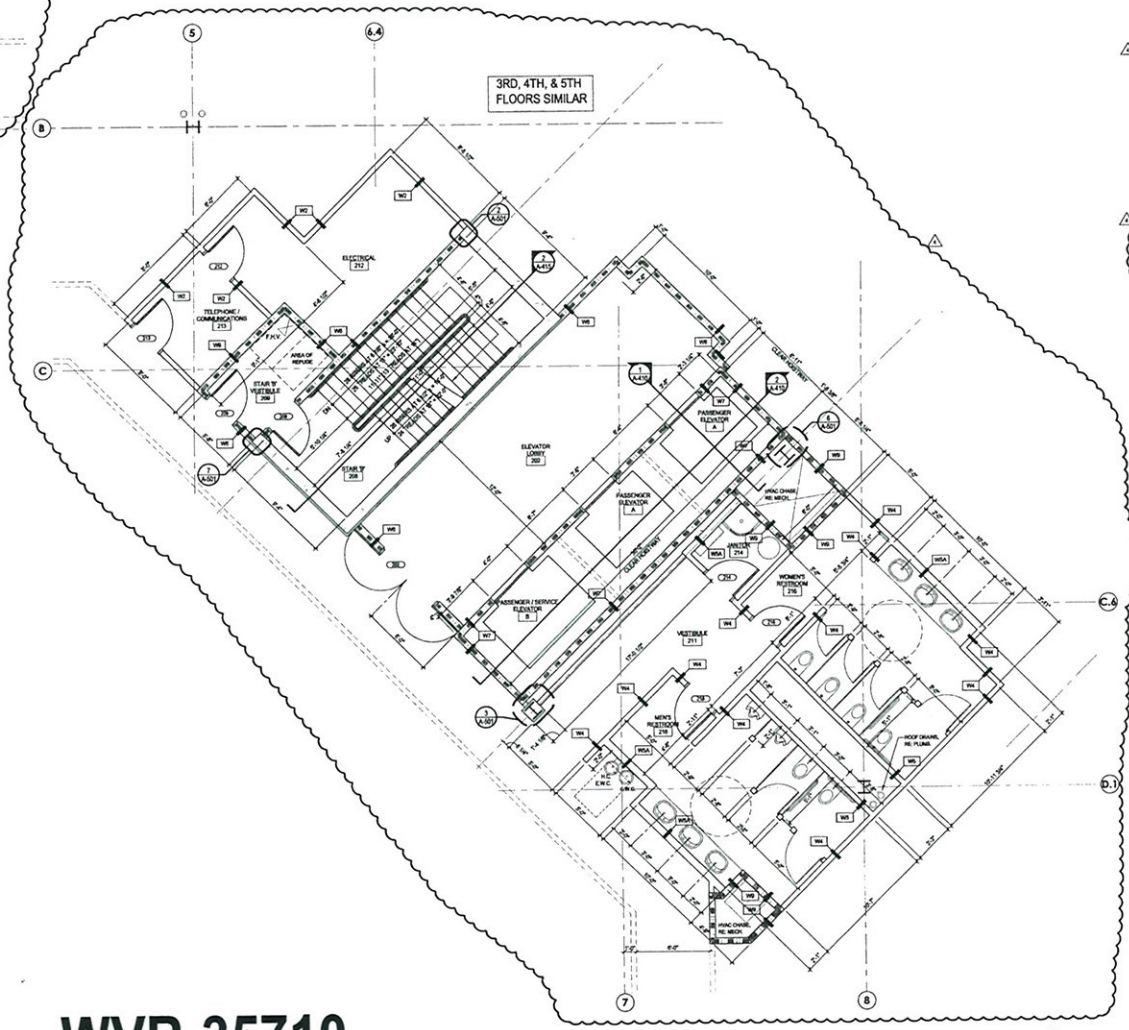
WVR-35710
10/08/09 PC



3 ENLARGED STAIR A PLAN (SECOND LEVEL)
1/4" = 1'-0"



2 ENLARGED STAIR C PLAN (SECOND LEVEL)
1/4" = 1'-0"



1 ENLARGED LOBBY / STAIR B / RESTROOM PLAN (SECOND LEVEL)
1/4" = 1'-0"

RECEIVED
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

WVR-35710
10/08/09 PC

FLOOR SYSTEMS

ASPHALT PAVING ON GRADE SYSTEM: 2" ASPHALT ON GRADE AND 4" AGGREGATE BASE COURSE, REFER TO CIVIL.

SLAB ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, 2" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL.

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, OVER 2" SAND CAP, OVER VAPOR RETARDER, OVER 6" AGGREGATE BASE COURSE, REFER TO STRUCTURAL. PROVIDE LIGHT BROOMED FINISH, PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

ROOF SYSTEMS

MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED T.P.O. ROOFING SYSTEM OVER R-22 RIGID INSULATION ANCHORED TO METAL DECKING. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

EXTERIOR WALL SYSTEMS

EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASS MAT GYPSUM SHEATHING ON STEEL STUDS, RE; STRUCT. PROVIDE 6" FOIL-FACED BATT INSULATION (R-19).

WINDOW SYSTEMS

ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL FRAMING WITH 1" INSULATED TINTED LOW 'E' GLAZING SYSTEM

INTERIOR WALL SYSTEMS

W1 - TYPICAL WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE. GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE, ON TENANT SIDE TO 8" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 8" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W3 - EGRESS ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. EA. SIDE, 3 5/8" METAL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495.

W4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE, TO 8" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON EACH SIDE TO 8" ABOVE CEILING, ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ONE SIDE, TO 8" ABOVE CEILING, ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5A - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. TO 8" ABOVE CEILING, ONE SIDE OF 6" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W6 - STAIR ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 6" METAL STUDS AT 16" O.C. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495.

W7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-419.

W8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-13 3 1/2" FOIL-FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL. HOLD 1" MIN. OFF. EXTERIOR WALL TO LANDSIDE OF METAL DECKING. PROVIDE SLIP TRACK HEAD. GYPSUM BD. FINISH BY TENANTS, N.I.C.

W9 - MECHANICAL SHAFT WALL: 5/8" TYPE 'X' GYPSUM BD. ON 4" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. 1-HOUR RATED ASSEMBLY, UL # U-499.

W10 - INTERIOR WALL SYSTEM: 6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 8" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1-HOUR RATED ASSEMBLY, UL # U-465.

W12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS ON CONCRETE WALLS. GYP. BD. TO STRUCTURE ON CORRIDOR SIDE.

CEILING SYSTEMS

SUSPENDED CEILING SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. ISOLATE GRID FROM PARTITIONS, RE; 09-210, 09-2244, COMPLIANCE TO ASTM C636, ASTM C635, AND ASCE 7.

SUSPENDED GYPSUM BOARD SYSTEM: 1/2" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING, PAINTED. 09-1238

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: 5/8" EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING, PAINTED. 09-1238

FIRE-RESISTANCE RATINGS

STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. Y725, STEEL COLUMNS WITH SPRAY APPLIED FIRE-PROOFING.

STRUCTURAL FRAME MEMBERS, ENHANCED: 2-HOUR RATING, U.L. X771 & U.L. Y725, STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D788 & U.L. N791, COMPOSITE FLOOR ASSEMBLY OF 3 1/2" REINFORCED CONCRETE ON 3" P.D. 20 GA. METAL DECKING (6 1/2" TOTAL) SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P741, SINGLE PLY MEMBRANE ROOF OVER 1 1/2" METAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

SCOPE OF WORK:

SCOPE OF WORK RELATED TO COMMON AREA INTERIORS IS INTENDED TO CONVEY A GENERAL LEVEL OF QUALITY AND MINIMUM STANDARDS. DESIGN OF COMMON AREA SPACES WILL BE FURTHER REFINED AND FINISH MATERIAL SELECTIONS COMPLETED WITH A FUTURE SET OF DESIGN DOCUMENTS.

GENERAL NOTES:

1. FINISH FLOOR ELEVATION OF 100'-0" CORRESPONDING TO U.S.G.S. ELEVATION OF 2935.00' AS A DATUM POINT. RE; CIVIL
2. ALL INTERIOR DIMENSIONS ARE FROM FINISHED FACE-OF-WALL UNLESS NOTED OTHERWISE.
3. ALL INTERIOR WALLS ARE TYPE W1, UNLESS NOTED OTHERWISE.
4. NOT USED.
5. PROVIDE 2-HOUR FIRE RATED ENCLOSURE AT EXIT PASSAGEWAYS, STAIR & ELEVATOR ENCLOSURES AND EXTENSIONS. 2-HOUR ENCLOSURE SHOWN @ W1, W6 & W8
6. PROVIDE ADA COMPLIANT FIRE EXTINGUISHERS AS REQUIRED BY GOVERNING JURISDICTION. VERIFY ALL LOCATIONS WITH FIRE DEPARTMENT AND MONITECITO PRIOR TO INSTALLATION.
7. ALL ANGLE WALLS SHOWN ARE 45° UNLESS NOTED OTHERWISE.
8. REFER TO A-700 SERIES FOR INTERIOR FINISHES.
9. REFER TO SHEET A-303 FOR WALL PANEL ELEVATIONS.

SYMBOL LEGEND:

F.C.A. FLOOR CONTROL ASSEMBLY
F.H.V. FIRE HOSE VALVE

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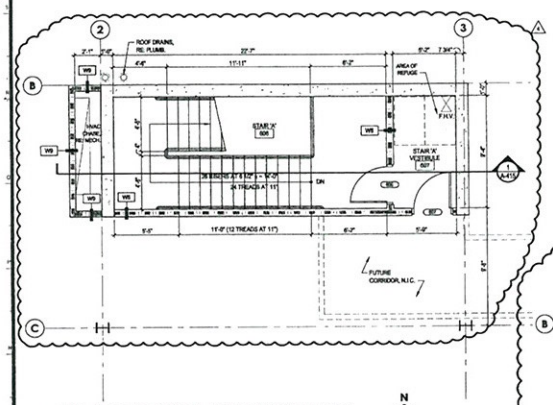
DONALD TODD DECKER
REGISTERED
No. 8060
ARCHITECT
STATE OF NEVADA
DATE SIGNED: 27 200

TITLE: ENLARGED FLOOR PLANS (SECOND LEVEL)
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

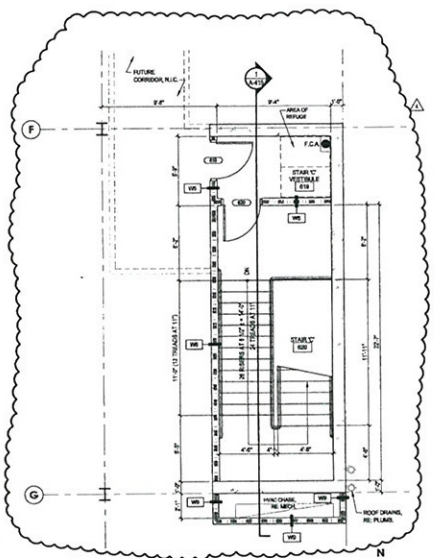
NO.	DATE (YYYY-MM-DD)	DESCRIPTION
1	2009-08-05	CITY REVIEW
2	2009-10-08	CITY REVIEW

CONSULTANT CONTACT: 949.255.0344
CONSULTING JOB NUMBER: 0744.01

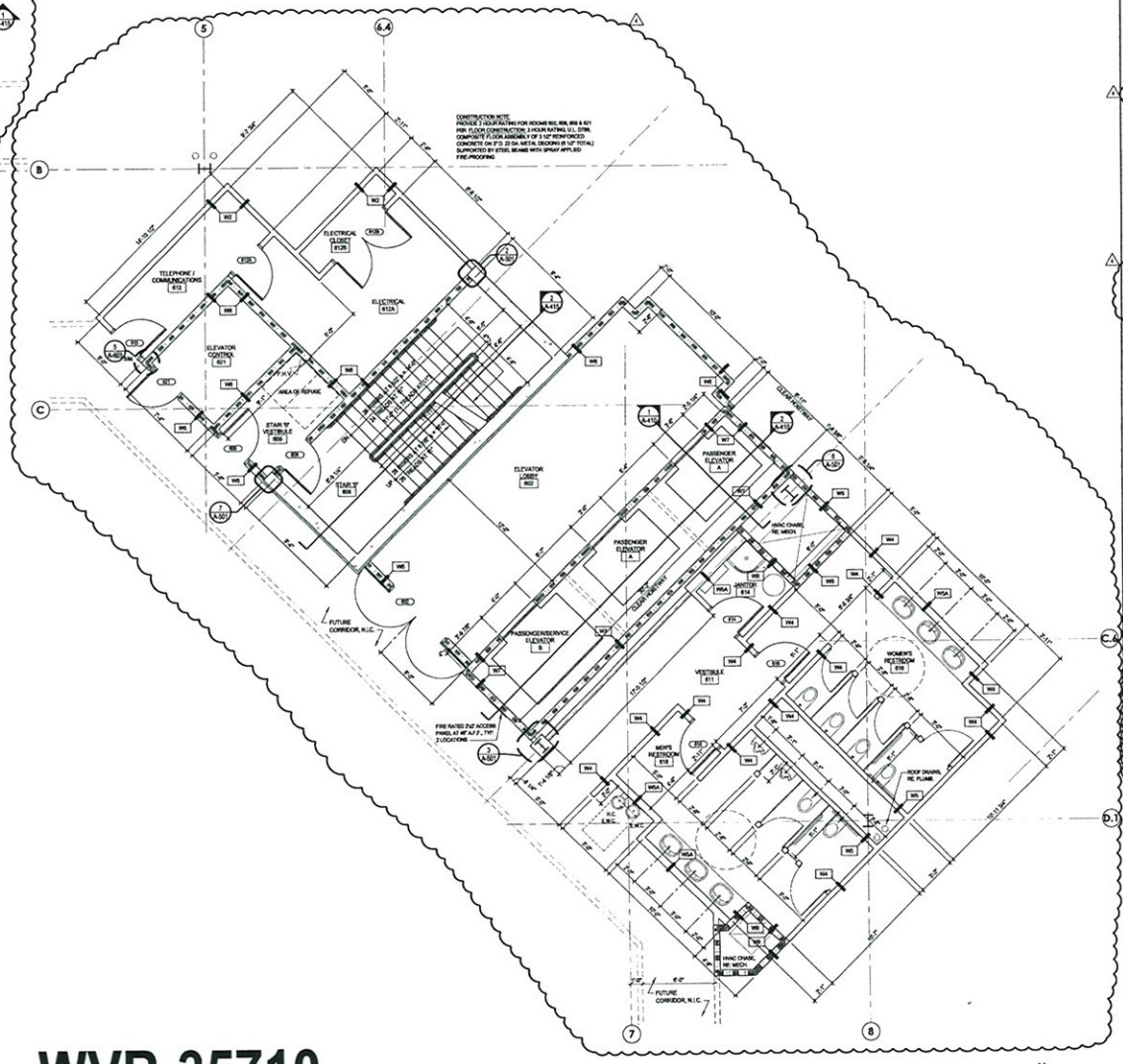
DRAWING NO. A-208
SHEET OF
TITLE: ENLARGED FLOOR PLANS



3 ENLARGED STAIR A PLAN (SIXTH LEVEL)
1/4" = 1'-0"



2 ENLARGED STAIR C PLAN (SIXTH LEVEL)
1/4" = 1'-0"



1 ENLARGED LOBBY / STAIR B / RESTROOM PLAN (SIXTH LEVEL)
1/4" = 1'-0"

FLOOR SYSTEMS
ASPHALT PAVING ON GRADE SYSTEM: 2" ASPHALT ON GRADE AND 4" AGGREGATE BASE COURSE, REFER TO CIVIL.

SLAB ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, 3" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL.

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, OVER 3" SAND CAP, OVER VAPOR RETARDER, OVER 6" AGGREGATE BASE COURSE, REFER TO STRUCTURAL. PROVIDE LIGHT BROOMED FINISH. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

ROOF SYSTEMS
MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED T.P.O. ROOFING SYSTEM OVER R-22 RIGID INSULATION ANCHORED TO METAL DECKING. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

EXTERIOR WALL SYSTEMS
EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASS MAT GYPSUM SHEATHING ON STEEL STUDS, RE: STRUCT. PROVIDE 6" FOIL-FACED BATT INSULATION (R-19)

WINDOW SYSTEMS
ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL FRAMING WITH 1" INSULATED TINTED / LOW 'E' GLAZING SYSTEM

INTERIOR WALL SYSTEMS
W1 - TYPICAL WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE. GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE, ON TENANT SIDE TO 9" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE TO 9" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W3 - FOREST ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X', GYPSUM BD. EA. SIDE, 3 5/8" METAL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 2 HOUR RATED ASSEMBLY, UL #U-495.

W4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE, TO 9" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON EACH SIDE TO 9" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD ON ONE SIDE, TO 9" ABOVE CEILING, ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5A - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. TO 9" ABOVE CEILING, ONE SIDE OF 8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W6 - STAIR ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF METAL STUDS AT 16" O.C. PROVIDE RATED SLIP TRACK HEAD. 2 HOUR RATED ASSEMBLY, UL #U-495.

W7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 1 HOUR RATED ASSEMBLY, UL #U-415.

W8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-15 (3 1/2") FOIL-FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL. HOLD 1" MIN. OFF EXTERIO WALL TO UNDERSIDE OF METAL DECKING. PROVIDE SLIP TRACK HEAD, GYPSUM BD. FINISH BY TENANTS, N.I.C.

W9 - MECHANICAL SHAFT WALL: 5/8" TYPE 'X' GYPSUM BD. ON 4" SHAFTWALL STUDS AT 16" O.C., W/ 1" GYPSUM BD. LINER. 1 HOUR RATED ASSEMBLY, UL #U-495.

W10 - INTERIOR WALL SYSTEM: 6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 9" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1 HOUR RATED ASSEMBLY, UL #U-495.

W12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS ON CONCRETE WALLS (OR 3/8" TO STRUCTURE ON CORRIDOR SIDE.

CEILING SYSTEMS
SUSPENDED GRID AND SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. ISOLATE GRID FROM PARTITIONS. RE: 2/A-210, EA-2244, COMPLIANCE TO ASTM C636, ASTM C834, AND ASTM E580.

SUSPENDED GYPSUM BOARD SYSTEM: 1/2" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: 5/8" EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

FIRE-RESISTANCE RATINGS
STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. Y726, STEEL COLUMNS WITH SPRAY APPLIED FIRE-PROOFING.

STRUCTURAL FRAME MEMBERS, ENHANCED: 2-HOUR RATING, U.L. X771 & U.L. Y726, STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D788 & U.L. N091, COMPOSITE FLOOR ASSEMBLY OF 3 1/2" NW GRADED CONCRETE ON 2" D 20 GA. METAL DECKING (6 1/2" TOTAL) SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P741, SINGLE PLY MEMBRANE ROOF OVER 1 1/2" METAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

SCOPE OF WORK:
SCOPE OF WORK RELATED TO COMMON AREA INTERIORS IS INTENDED TO CONVEY A GENERAL LEVEL OF QUALITY AND MINIMUM STANDARDS. DESIGN OF COMMON AREA SPACES WILL BE FURTHER REFINED AND FINISH MATERIAL SELECTIONS COMPLETED WITH A FUTURE SET OF DESIGN DOCUMENTS.

GENERAL NOTES:
1. FINISH FLOOR ELEVATION OF 100'-0" CORRESPONDING TO U.S.G.S. ELEVATION OF 2896.00' AS A DATUM POINT. RE: CIVIL
2. ALL INTERIOR DIMENSIONS ARE FROM FINISHED FACE-OF-WALL UNLESS NOTED OTHERWISE.
3. ALL INTERIOR WALLS ARE TYPE W1, UNLESS NOTED OTHERWISE.
4. NOT USED.
5. PROVIDE 2 HOUR FIRE RATED ENCLOSURE AT EXIT PASSAGEWAYS, STAIR & ELEVATOR ENCLOSURES AND EXTENSIONS 2 HOUR ENCLOSURE SHOWN
6. PROVIDE ADA COMPLIANT FIRE EXTINGUISHERS AS REQUIRED BY GOVERNING JURISDICTION. VERIFY ALL LOCATIONS WITH FIRE DEPARTMENT AND ARCHITECT PRIOR TO INSTALLATION.
7. ALL ANGLE WALLS SHOWN ARE 45° UNLESS NOTED OTHERWISE.
8. REFER TO A-700 SERIES FOR INTERIOR FINISHES.
9. REFER TO SHEET A-309 FOR WALL PANEL ELEVATIONS.

SYMBOL LEGEND:
F.C.A. FLOOR CONTROL ASSEMBLY
F.H.V. FIRE HOSE VALVE

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866 848 6500 · www.lauth.net

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Las Vegas, NV 89144

DAVID TODD DECKER
REGISTERED
No. 6080
ARCHITECT
STATE OF NEVADA
DATE SIGNED: 27 2009

NO.	DESCRIPTION	DATE (YYYY-MM-DD)
1	PLANNING SUBMITTAL	2009-08-21

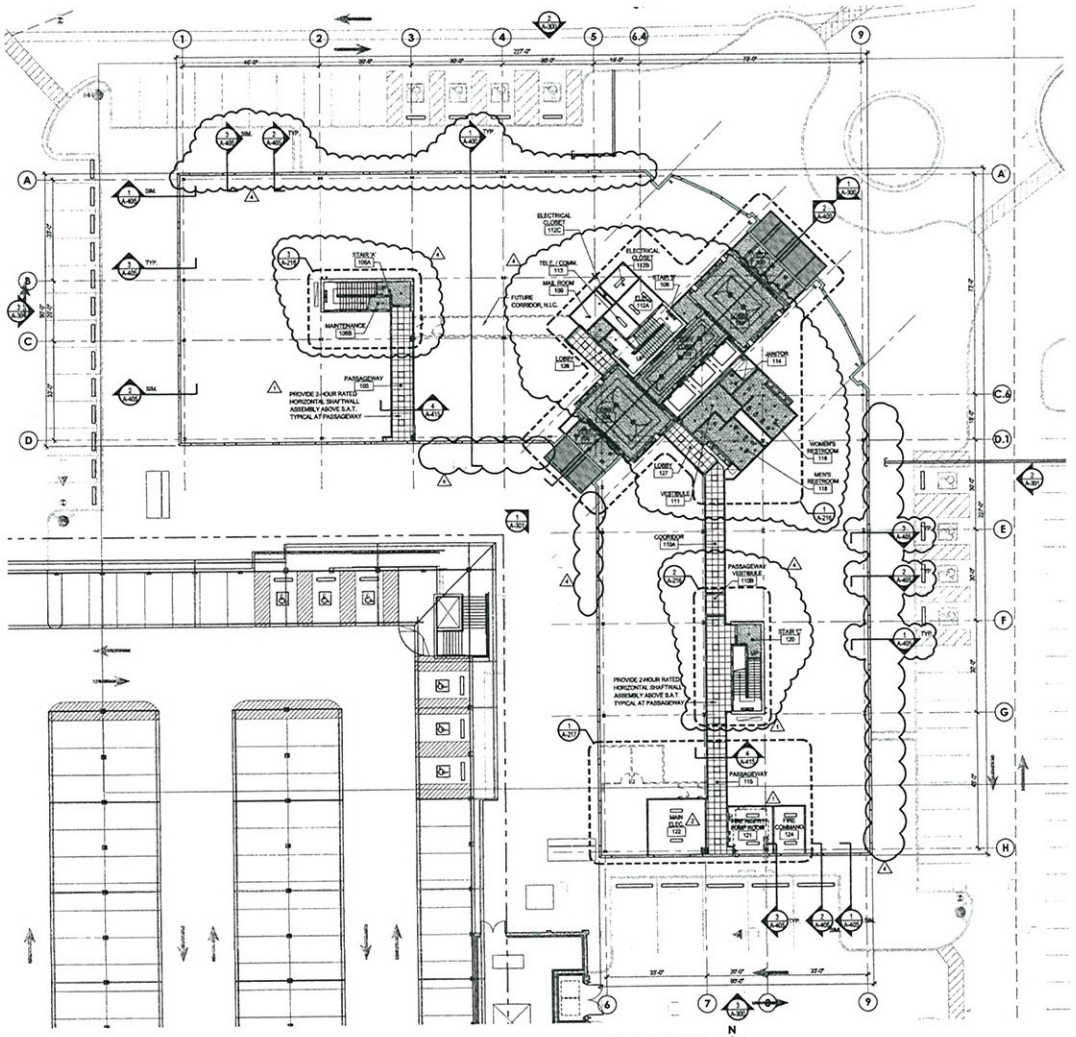
CONSULTANT CONTACT
CONSULTANT JOB NUMBER
2009-08-21

TITLE: ENLARGED FLOOR PLANS (SIXTH LEVEL)
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

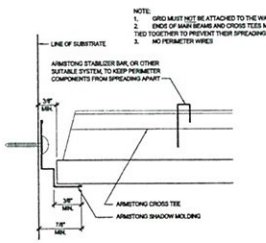
DRAWING NO. A-209
SHEET OF
TITLE: ENLARGED FLOOR PLANS

RECEIVED
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

WVR-35710
10/08/09 PC



1 CEILING PLAN (FIRST LEVEL)
1/16" = 1'-0"



2 STABILIZER CEILING DETAIL
FULL SCALE

FLOOR SYSTEMS

ASPHALT PAVING ON GRADE SYSTEM: 2" ASPHALT ON GRADE AND 4" AGGREGATE BASE COURSE, REFER TO CIVIL

SLAB ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, 2" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL.

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, OVER 2" SAND CAP, OVER VAPOR RETARDER, OVER 6" AGGREGATE BASE COURSE, REFER TO STRUCTURAL. PROVIDE LIGHT BROOMED FINISH. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

ROOF SYSTEMS

MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED T.P.O. ROOFING SYSTEM OVER R-22 YIGID INSULATION ANCHORED TO METAL DECKING. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

EXTERIOR WALL SYSTEMS

EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASS MAT GYPSUM SHEATHING ON STEEL STUDS, RE: STRUCT PROVIDE 6" FOIL-FACED BATT INSULATION (R-19).

WINDOW SYSTEMS

ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL FRAMING WITH 1" INSULATED TINTED LOW 'E' GLAZING SYSTEM.

INTERIOR WALL SYSTEMS

W1 - TYPICAL WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE, ON TENANT SIDE TO 8" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE TO 8" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W3 - EGRESS ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. EA. SIDE 3 5/8" METAL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495

W4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE, TO 8" ABOVE CEILING. ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON EACH SIDE TO 8" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ONE SIDE, TO 8" ABOVE CEILING, ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5A - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. TO 8" ABOVE CEILING, ONE SIDE OF 3" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W6 - STAIR ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 6" METAL STUDS AT 16" O.C. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-465

W7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-415

W8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-15 (3 1/2") FOIL-FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL, HOLD 1" MIN. OFF. EXTEND WALL TO UNDERSIDE OF METAL DECKING. PROVIDE SLIP TRACK HEAD. GYPSUM BD. FINISH BY TENANTS, N.I.C.

W9 - MECHANICAL SHAFT WALL: 5/8" TYPE 'X' GYPSUM BD. ON 4" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. 1-HOUR RATED ASSEMBLY, UL # U-499

W10 - INTERIOR WALL SYSTEM: 6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 8" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1-HOUR RATED ASSEMBLY, UL # U-465

W12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS ON CONCRETE WALLS, GYP. BD. TO STRUCTURE ON CORRIDOR SIDE.

CEILING SYSTEMS

SUSPENDED CEILING SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. ISOLATE GRID FROM PARTITIONS, RE: 2A-210, ER-2244, COMPLIANCE TO ASTM C635, ASTM C636, AND ASCE 7.

SUSPENDED GYPSUM BOARD SYSTEM: 1/2" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: 5/8" EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

FIRE-RESISTANCE RATINGS

STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. V725, STEEL COLUMNS WITH SPRAY APPLIED FIRE-PROOFING.

STRUCTURAL FRAME MEMBERS, ENHANCED: 2-HOUR RATING, U.L. X771 & U.L. V725, STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D788 & U.L. N791, COMPOSITE FLOOR ASSEMBLY OF 3 1/2" REINFORCED CONCRETE OVER 3" D. 20 GA. METAL DECKING & 1/2" TOTAL) SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P741: SINGLE PLY MEMBRANE ROOF OVER 1 1/2" METAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

CEILING LEGEND:

- 2' x 2' SUSPENDED CEILING SYSTEM
- SUSPENDED GYPSUM BOARD CEILING
- EXPOSED TO STRUCTURE (X3)
- 1' x 4' SUSPENDED LIGHT FIXTURE, RE: ELECTRICAL
- 2' x 2' RECESSED LIGHT FIXTURE, RE: ELECTRICAL
- WALL MOUNTED LIGHT FIXTURE, RE: ELECTRICAL
- PENDANT LIGHT FIXTURE, RE: ELECTRICAL
- DOWN LIGHT FIXTURE, RE: ELECTRICAL
- EXTERIOR WALL SCONCE, RE: ELECTRICAL
- RETURN OR EXHAUST GRILLE, RE: MECHANICAL
- SUPPLY GRILLE, RE: MECHANICAL

GENERAL NOTES:

1. ALL SUSPENDED CEILING SYSTEM SHALL COMPLY WITH REQUIREMENTS FOR SEISMIC DESIGN CATAGORY C.
2. FASTEN PERIMETER EDGE ANGLE TO WALL, FREE FROM GRID.
3. CENTER CEILING GRIDS IN SPACE AS SHOWN, UNLESS NOTED OTHERWISE.
4. PAINT ALL GYPSUM BOARD CEILINGS, BULKHEADS AND SOFFITS, UNLESS NOTED OTHERWISE.
5. CENTER SPRINKLER HEADS AND LIGHT FIXTURES IN CEILING TILES, UNLESS NOTED OTHERWISE.
6. REFER TO ELECTRICAL FOR FIXTURE TYPES AND REQUIREMENTS.
7. COORDINATE THE REQUIREMENTS FOR ACCESS PANELS WITH MECHANICAL AND ELECTRICAL. VERIFY LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.

LAUTH
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EXT/ET NUMBER:

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Denver CO 80246
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303 220 8901 fax
www.SEMarchitects.com

JOHN TODD DEVLIN
REGISTERED
No. 9080
PROFESSIONAL ARCHITECT
STATE OF NEVADA

DATE: 08/27/09

TITLE: CEILING PLAN (FIRST LEVEL)

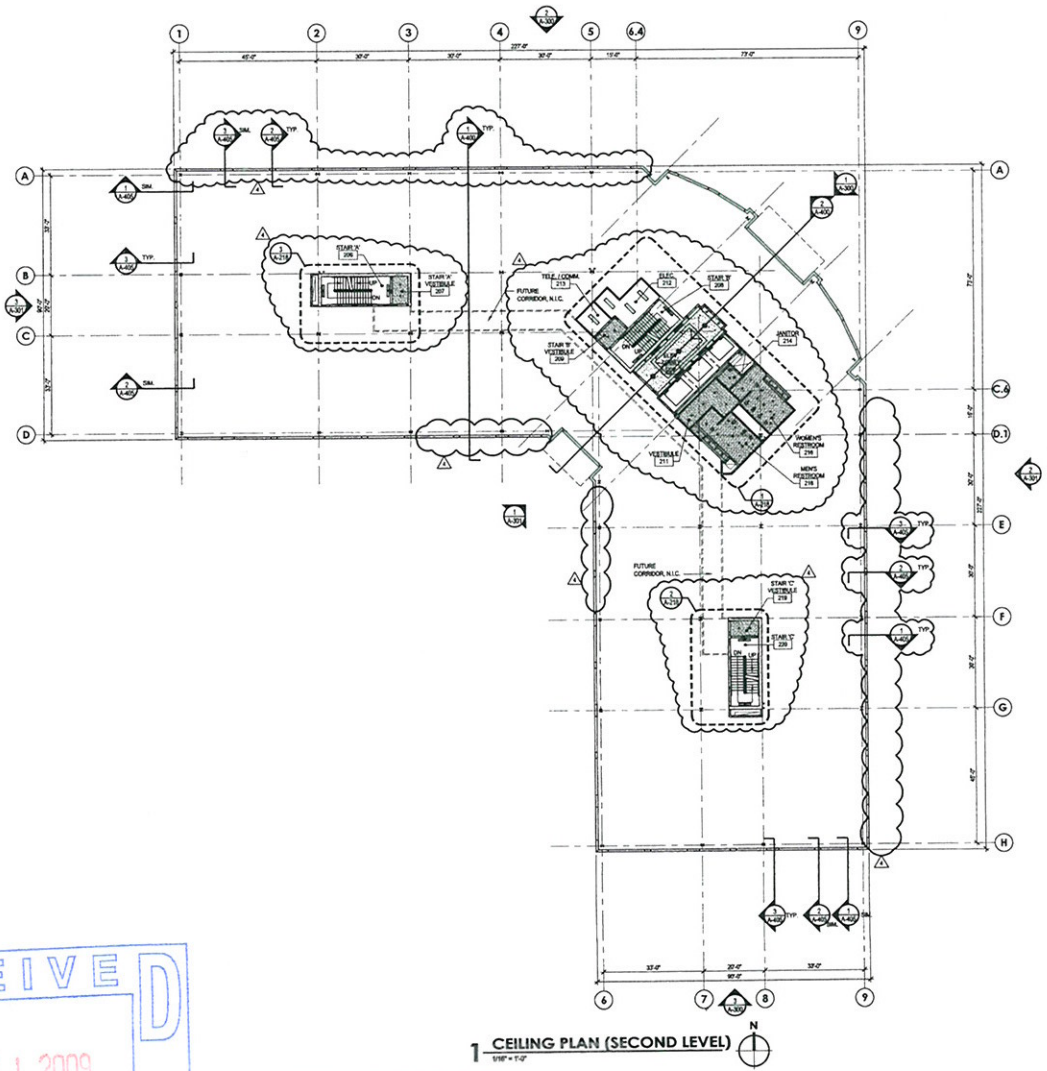
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

NO.	DESCRIPTION	DATE
1	PLANNING SET	08/27/09
2	PLANNING SET	09/04/09
3	PLANNING SET	09/11/09
4	PLANNING SET	09/18/09
5	PLANNING SET	09/25/09
6	PLANNING SET	10/02/09
7	PLANNING SET	10/09/09

DRAWING NO. A-210
SHEET 01

RECEIVED
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

WVR-35710
10/08/09 PC



1 CEILING PLAN (SECOND LEVEL)
1/16" = 1'-0"

FLOOR SYSTEMS

ASPHALT PAVING ON GRADE SYSTEM: 2" ASPHALT ON GRADE AND 4" AGGREGATE BASE COURSE, REFER TO CIVIL.

SLAB ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, 3" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL.

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, OVER 2" SAND CAP, OVER VAPOR RETARDER, OVER 6" AGGREGATE BASE COURSE, REFER TO STRUCTURAL. PROVIDE LIGHT BROOMED FINISH. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

ROOF SYSTEMS

MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED T.P.O. ROOFING SYSTEM OVER R-22 RIGID INSULATION ANCHORED TO METAL DECKING. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

EXTERIOR WALL SYSTEMS

EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASS MAT GYPSUM SHEATHING ON STEEL STUDS, RE: STRUCT. PROVIDE 6" FOIL-FACED BATT INSULATION (R-19).

WINDOW SYSTEMS

ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL FRAMING WITH 1" INSULATED TINTED / LOW E" GLAZING SYSTEM.

INTERIOR WALL SYSTEMS

W1 - TYPICAL WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE, ON TENANT SIDE TO 9" ABOVE CEILING, EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE TO 9" ABOVE CEILING, EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W3 - EGRESS ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X', GYPSUM BD. EA. SIDE 3 5/8" METAL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495

W4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE, TO 9" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON EACH SIDE TO 9" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ONE SIDE, TO 9" ABOVE CEILING, ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5A - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD TO 9" ABOVE CEILING, ONE SIDE OF 6" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W6 - STAIR ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 6" METAL STUDS AT 16" O.C. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-415.

W7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-415.

W8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-13 (3 1/2") FOIL-FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL, HOLD 1" MIN. OFF. EXTEND WALL TO UNDERSIDE OF METAL DECKING. PROVIDE SLIP TRACK HEAD. GYPSUM BD. FINISH BY TENANTS, N.I.C.

W9 - MECHANICAL SHAFT WALL: 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. 1-HOUR RATED ASSEMBLY, UL # U-489.

W10 - INTERIOR WALL SYSTEM: 6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 9" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 2 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1-HOUR RATED ASSEMBLY, UL # U-465.

W12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS ON CONCRETE WALLS. GYP. BD. TO STRUCTURE ON CORRIDOR SIDE.

CEILING SYSTEMS

SUSPENDED CEILING SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. ISOLATE GRID FROM PARTITIONS, RE: 2A-210, ER-2244, COMPLIANCE TO ASTM C635, ASTM C636, AND ASCE 7.

SUSPENDED GYPSUM BOARD SYSTEM: 1/2" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1336

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: 5/8" EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1336

FIRE-RESISTANCE RATINGS

STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. V725, STEEL COLUMNS WITH SPRAY APPLIED FIRE-PROOFING.

STRUCTURAL FRAME MEMBERS, ENHANCED: 2-HOUR RATING, U.L. X771 & U.L. V725, STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D788 & U.L. N791, COMPOSITE FLOOR ASSEMBLY OF 3 1/2" REINFORCED CONCRETE ON 3" D. 20 GA. METAL DECKING (6 1/2" TOTAL) SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P741. SINGLE PLY MEMBRANE ROOF OVER 1 1/2" METAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

CEILING LEGEND:

- 2' x 2' SUSPENDED CEILING SYSTEM
- SUSPENDED GYPSUM BOARD CEILING
- EXPOSED TO STRUCTURE (XS)
- 1' x 4' SUSPENDED LIGHT FIXTURE, RE: ELECTRICAL
- 2' x 2' RECESSED LIGHT FIXTURE, RE: ELECTRICAL
- WALL MOUNTED LIGHT FIXTURE, RE: ELECTRICAL
- PENDANT LIGHT FIXTURE, RE: ELECTRICAL
- DOWN LIGHT FIXTURE, RE: ELECTRICAL
- EXTERIOR WALL SCONCE, RE: ELECTRICAL
- RETURN OR EXHAUST GRILLE, RE: MECHANICAL
- SUPPLY GRILLE, RE: MECHANICAL

GENERAL NOTES:

1. ALL SUSPENDED CEILING SYSTEM SHALL COMPLY WITH REQUIREMENTS FOR SEISMIC DESIGN CATAGORY C
2. FASTEN PERIMETER EDGE ANGLE TO WALL, FREE FROM GRID.
3. CENTER CEILING GRIDS IN SPACE AS SHOWN, UNLESS NOTED OTHERWISE.
4. PAINT ALL GYPSUM BOARD CEILINGS, BULKHEADS AND SOFFITS, UNLESS NOTED OTHERWISE.
5. CENTER SPRINKLER HEADS AND LIGHT FIXTURES IN CEILING TILES, UNLESS NOTED OTHERWISE.
6. REFER TO ELECTRICAL FOR FIXTURE TYPES AND REQUIREMENTS.
7. COORDINATE THE REQUIREMENTS FOR ACCESS PANELS WITH MECHANICAL AND ELECTRICAL. VERIFY LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.

LAUTH
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E-MAIL: kelly@lauth.net
PROJECT NUMBER: 7944
STATE NUMBER:

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303 320 0704 fax
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DAVID TODD DECKER
REGISTERED
6060
ARCHITECT
STATE OF NEVADA
DATE SIGNED
7 2009

CERTIFIED BY:

TITLE: CEILING PLAN (SECOND LEVEL)

PROJECT:
MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

DATE (YYYY-MM-DD): 2007-06-07
CONSULTANT PROJECT #: 7944 Drafter
CONSULTANT JOB NUMBER: 0648.00

NO.	DESCRIPTION	DATE (YYYY-MM-DD)
1	PLAN CHECK SET	2007-08-07
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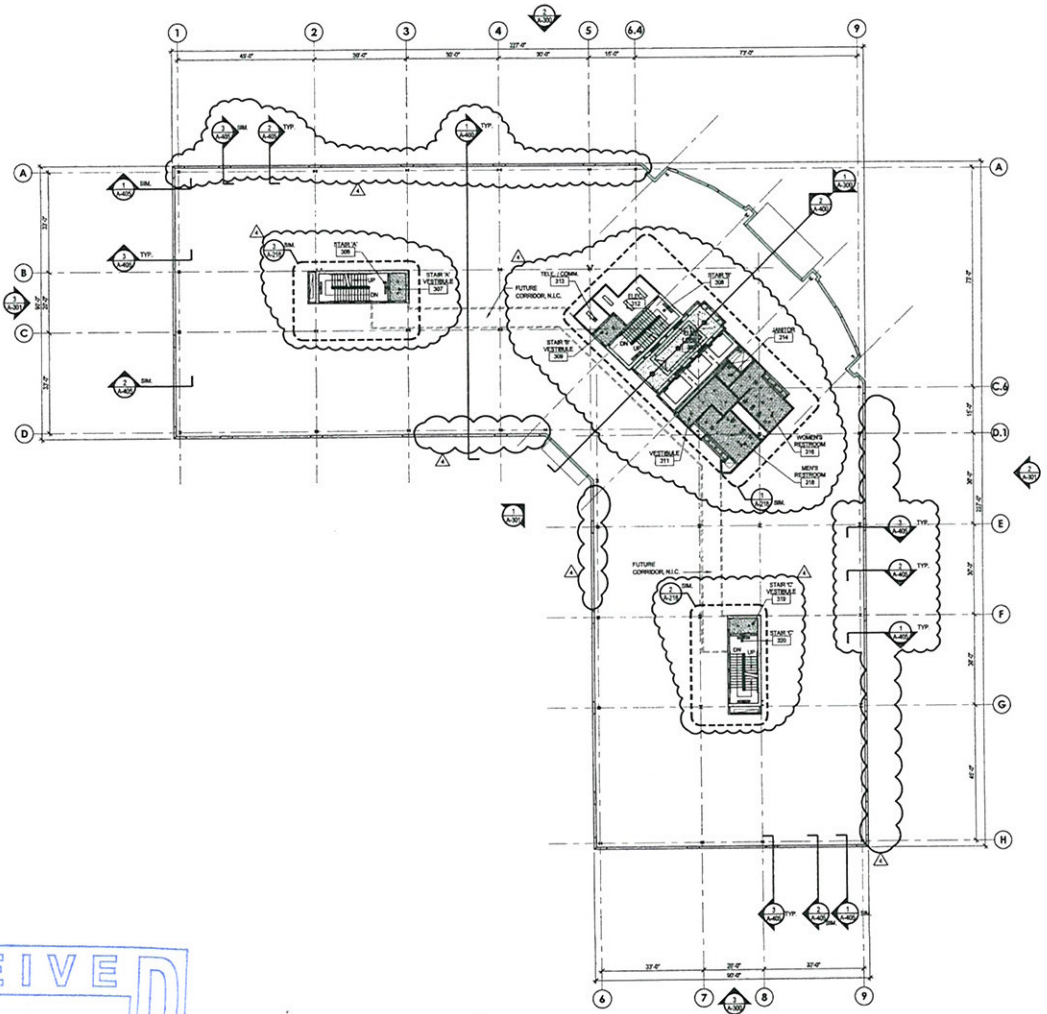
100	PLAN CHECK SET	2007-08-07

DRAWING NO.: A-211
SHEET OF

TITLE: CEILING PLAN (SECOND LEVEL)

RECEIVED
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

WVR-35710
10/08/09 PC



1 CEILING PLAN (THIRD LEVEL)
1/16" = 1'-0"

FLOOR SYSTEMS

ASPHALT PAVING ON GRADE SYSTEM: 2" ASPHALT ON GRADE AND 4" AGGREGATE BASE COURSE, REFER TO CIVIL.

SLAB ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, 2" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL.

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL, PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, OVER 2" SAND CAP, OVER VAPOR RETARDER, OVER 6" AGGREGATE BASE COURSE, REFER TO STRUCTURAL. PROVIDE LIGHT BROOMED FINISH. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

ROOF SYSTEMS

MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED T.P.O. ROOFING SYSTEM OVER R-22 RIGID INSULATION ANCHORED TO METAL DECKING. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

EXTERIOR WALL SYSTEMS

EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASS MAT GYPSUM SHEATHING ON STEEL STUDS, REF. STRUCT. PROVIDE 6" FOIL-FACED BATT INSULATION (R-19).

WINDOW SYSTEMS

ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL FRAMING WITH 1" INSULATED TINTED LOW 'E' GLAZING SYSTEM.

INTERIOR WALL SYSTEMS

W1 - TYPICAL WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE, ON TENANT SIDE TO 9' ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE TO 9' ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W3 - EGRESS ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. EA. SIDE 3 5/8" METAL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY. UL # U-495.

W4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE, TO 9' ABOVE CEILING. ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON EACH SIDE TO 9'-0" ABOVE CEILING. ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ONE SIDE, TO 9' ABOVE CEILING, ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5A - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. TO 9' ABOVE CEILING, ONE SIDE OF 6" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W6 - STAIR ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 6" METAL STUDS AT 16" O.C. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY. UL # U-495.

W7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY. UL # U-415.

W8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-15 (3 1/2"), FOIL-FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL. HOLD 1" MIN. OFF. EXTEND WALL TO UNDERSIDE OF METAL DECKING. PROVIDE SLIP TRACK HEAD. GYPSUM BD. FINISH BY TENANTS, N.I.C.

W9 - MECHANICAL SHAFT WALL: 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. 1-HOUR RATED ASSEMBLY. UL # U-499.

W10 - INTERIOR WALL SYSTEM: 6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, 10'-0" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1-HOUR RATED ASSEMBLY. UL # U-495.

W12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS ON CONCRETE WALLS, GYP. BD. TO STRUCTURE ON CORRIDOR SIDE.

CEILING SYSTEMS

SUSPENDED CEILING SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. ISOLATE GRID FROM PARTITIONS, REF. 2A-210, ER-2264, COMPLIANCE TO ASTM C635, ASTM C636, AND ASCE 7.

SUSPENDED GYPSUM BOARD SYSTEM: 1/2" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1318

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: 5/8" EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1318

FIRE-RESISTANCE RATINGS

STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. V725, STEEL COLUMNS WITH SPRAY APPLIED FIRE-PROOFING.

STRUCTURAL FRAME MEMBERS, ENHANCED: 2-HOUR RATING, U.L. X771 & U.L. V725, STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D708 & U.L. N791, COMPOSITE FLOOR ASSEMBLY OF 3 1/2" REINFORCED CONCRETE ON 3" (I. 20 GA. METAL DECKING (5 1/2" TOTAL) SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P741, SINGLE PLY MEMBRANE ROOF OVER 1 1/2" METAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

CEILING LEGEND:

- 2'x 2' SUSPENDED CEILING SYSTEM
- SUSPENDED GYPSUM BOARD CEILING
- EXPOSED TO STRUCTURE (XS)
- 1'x 4' SUSPENDED LIGHT FIXTURE, RE: ELECTRICAL
- 2'x 2' RECESSED LIGHT FIXTURE, RE: ELECTRICAL
- WALL MOUNTED LIGHT FIXTURE, RE: ELECTRICAL
- PENDANT LIGHT FIXTURE, RE: ELECTRICAL
- DOWN LIGHT FIXTURE, RE: ELECTRICAL
- EXTERIOR WALL SCONCE, RE: ELECTRICAL
- RETURN OR EXHAUST GRILLE, RE: MECHANICAL
- SUPPLY GRILLE, RE: MECHANICAL

GENERAL NOTES:

1. ALL SUSPENDED CEILING SYSTEM SHALL COMPLY WITH REQUIREMENTS FOR SEISMIC DESIGN CATAGORY C.
2. FASTEN PERIMETER EDGE ANGLE TO WALL, FREE FROM GRID.
3. CENTER CEILING GRIDS IN SPACE AS SHOWN, UNLESS NOTED OTHERWISE.
4. PAINT ALL GYPSUM BOARD CEILINGS, BULKHEADS AND SOFFITS, UNLESS NOTED OTHERWISE.
5. CENTER SPRINKLER HEADS AND LIGHT FIXTURES IN CEILING TILES, UNLESS NOTED OTHERWISE.
6. REFER TO ELECTRICAL FOR FIXTURE TYPES AND REQUIREMENTS.
7. COORDINATE THE REQUIREMENTS FOR ACCESS PANELS WITH MECHANICAL AND ELECTRICAL. VERIFY LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.

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DAVID TODD DECKER
REGISTERED
No. 8087
ARCHITECT
STATE OF NEVADA

COPYRIGHT DATE SIGNED: 2008

TITLE: CEILING PLAN (THIRD LEVEL)

PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

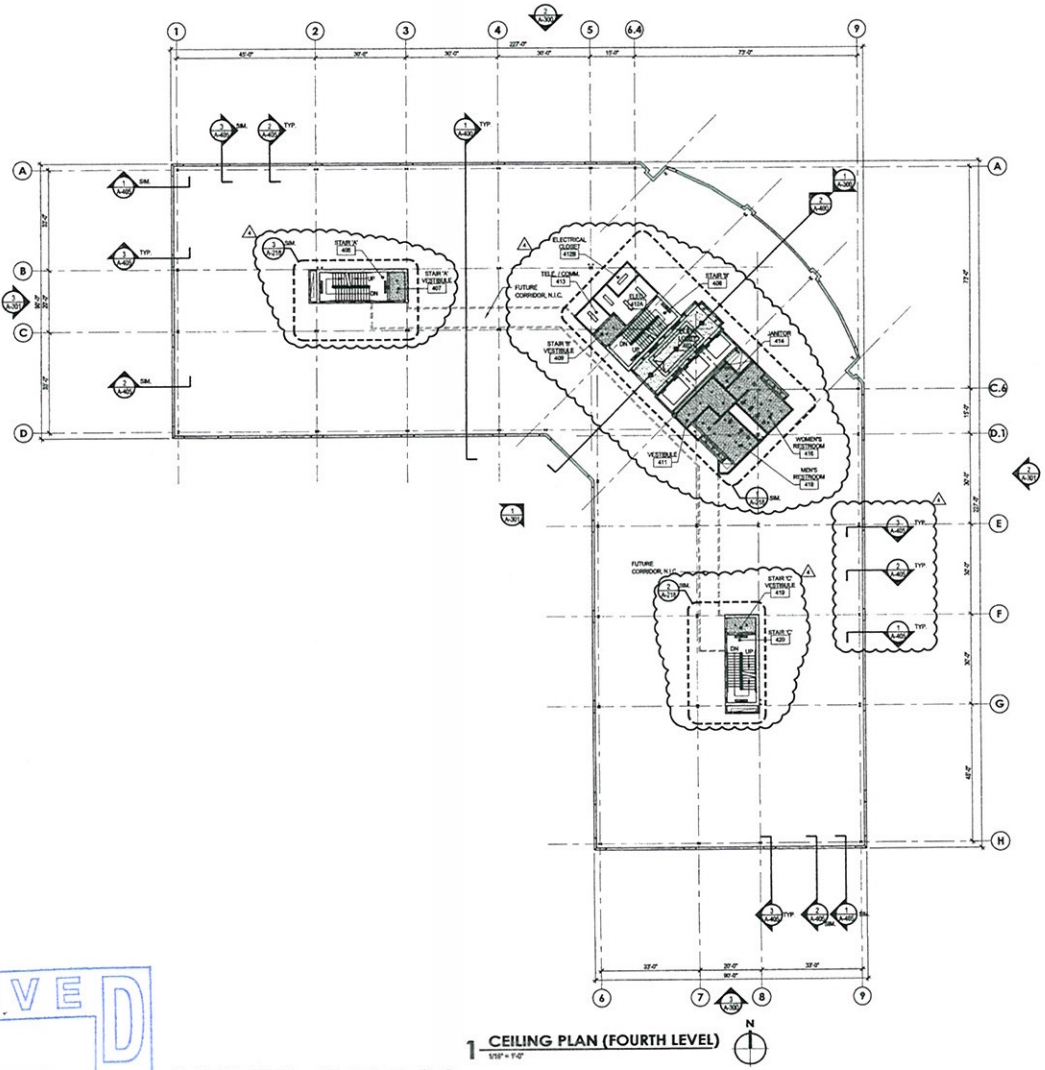
DATE (YYYY-MM-DD): 2009-08-07
CONSULTANT PROJECT: Todd Decker
CONSULTANT JOB NUMBER: 0814.05

REV	DATE	DESCRIPTION
1	2009-08-07	PLANNING SET

DRAWING NO: A-212
SHEET OF
TITLE: CEILING PLAN (THIRD LEVEL)

RECEIVED
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

WVR-35710
10/08/09 PC



1 CEILING PLAN (FOURTH LEVEL)
1/16" = 1'-0"

N

FLOOR SYSTEMS

ASPHALT PAVING ON GRADE SYSTEM: 2" ASPHALT ON GRADE AND 4" AGGREGATE BASE COURSE, REFER TO CIVIL.

SLAB ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, 3" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL.

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL, PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, OVER 2" SAND CAP, OVER VAPOR RETARDER, OVER 6" AGGREGATE BASE COURSE, REFER TO STRUCTURAL, PROVIDE LIGHT BROOMED FINISH, PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

ROOF SYSTEMS

MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED T.P.O. ROOFING SYSTEM OVER R-22 RIGID INSULATION ANCHORED TO METAL DECKING. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

EXTERIOR WALL SYSTEMS

EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASS MAT GYPSUM SHEATHING ON STEEL STUDS, RE: STRUCT. PROVIDE 6" FOIL-FACED BATT INSULATION (R-19).

WINDOW SYSTEMS

ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL FRAMING WITH 1" INSULATED TINTED LOW 'E' GLAZING SYSTEM.

INTERIOR WALL SYSTEMS

W1 - TYPICAL WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE. GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE, ON TENANT SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE. TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W3 - EGRESS ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X', GYPSUM BD. EA. SIDE 3 5/8" METAL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD 2-HOUR RATED ASSEMBLY, UL # U-495.

W4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE. TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ONE SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5A - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. TO 6" ABOVE CEILING, ONE SIDE OF 6" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W6 - STAIR ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 6" METAL STUDS AT 16" O.C. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495.

W7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-415.

W8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-15 (3 1/2") FOIL-FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL, HOLD 1" MIN. OFF. EXTEND WALL TO UNDERSIDE OF METAL DECKING. PROVIDE SLIP TRACK HEAD. GYPSUM BD. FINISH BY TENANTS, N.I.C.

W9 - MECHANICAL SHAFT WALL: 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. 1-HOUR RATED ASSEMBLY, UL # U-498

W10 - INTERIOR WALL SYSTEM: 6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1-HOUR RATED ASSEMBLY, UL # U-495.

W12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS ON CONCRETE WALLS. GYP. BD. TO STRUCTURE ON CORRIDOR SIDE.

CEILING SYSTEMS

SUSPENDED CEILING SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. ISOLATE GRID FROM PARTITIONS, RE: 2/A-210, ER-2244, COMPLIANCE TO ASTM C636, ASTM C636, AND ASCE 7.

SUSPENDED GYPSUM BOARD SYSTEM: 1/2" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: 5/8" EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

FIRE-RESISTANCE RATINGS

STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. V725: STEEL COLUMNS WITH SPRAY APPLIED FIRE-PROOFING.

STRUCTURAL FRAME MEMBERS, ENHANCED: 2-HOUR RATING, U.L. X771 & U.L. V726: STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D788 & U.L. N791: COMPOSITE FLOOR ASSEMBLY OF 3 1/2" REINFORCED CONCRETE ON 3" D. 26 GA. METAL DECKING (6 1/2" TOTAL) SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P741: SINGLE PLY MEMBRANE ROOF OVER 1 1/2" METAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

CEILING LEGEND:

- 2' x 2' SUSPENDED CEILING SYSTEM
- SUSPENDED GYPSUM BOARD CEILING
- EXPOSED TO STRUCTURE (XS)
- 1' x 4' SUSPENDED LIGHT FIXTURE, RE: ELECTRICAL
- 2' x 2' RECESSED LIGHT FIXTURE, RE: ELECTRICAL
- WALL MOUNTED LIGHT FIXTURE, RE: ELECTRICAL
- PENDANT LIGHT FIXTURE, RE: ELECTRICAL
- DOWN LIGHT FIXTURE, RE: ELECTRICAL
- EXTERIOR WALL SCONCE, RE: ELECTRICAL
- RETURN OR EXHAUST GRILLE, RE: MECHANICAL
- SUPPLY GRILLE, RE: MECHANICAL

GENERAL NOTES:

1. ALL SUSPENDED CEILING SYSTEM SHALL COMPLY WITH REQUIREMENTS FOR SEISMIC DESIGN CATAGORY C
2. FASTEN PERIMETER EDGE ANGLE TO WALL, FREE FROM GRID.
3. CENTER CEILING GRIDS IN SPACE AS SHOWN, UNLESS NOTED OTHERWISE.
4. PAINT ALL GYPSUM BOARD CEILINGS, BULKHEADS AND SOFFITS, UNLESS NOTED OTHERWISE.
5. CENTER SPRINKLER HEADS AND LIGHT FIXTURES IN CEILING TILES, UNLESS NOTED OTHERWISE.
6. REFER TO ELECTRICAL FOR FIXTURE TYPES AND REQUIREMENTS.
7. COORDINATE THE REQUIREMENTS FOR ACCESS PANELS WITH MECHANICAL AND ELECTRICAL. VERIFY LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.

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SIGNED: 7-27-2009

TITLE: CEILING PLAN (FOURTH LEVEL)
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

DRAWING NO. A-213
SHEET OF
TITLE: CEILING PLAN (FOURTH LEVEL)

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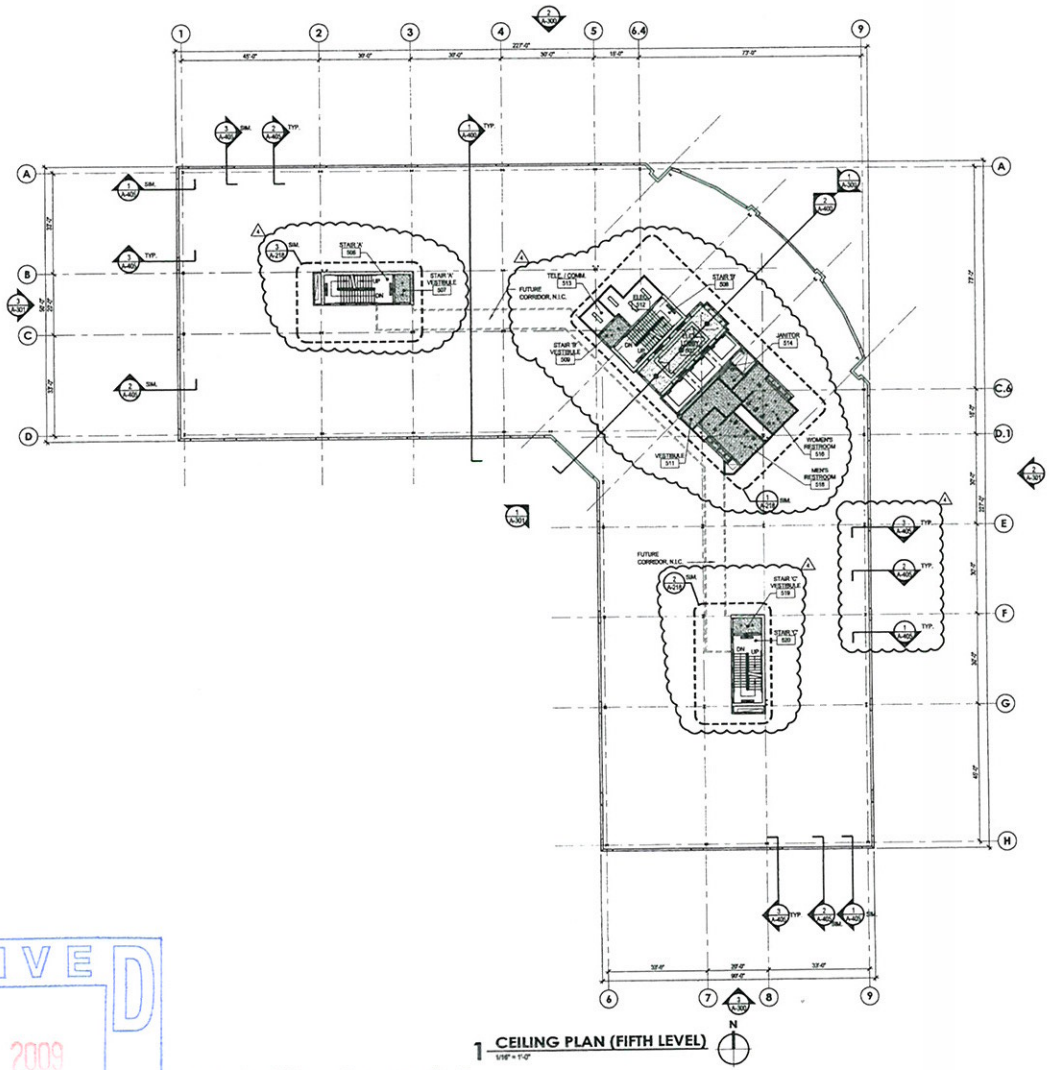
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

WVR-35710
10/08/09 PC



1 CEILING PLAN (FIFTH LEVEL)
1/16" = 1'-0"

FLOOR SYSTEMS

ASPHALT PAVING ON GRADE SYSTEM: 2" ASPHALT ON GRADE AND 4" AGGREGATE BASE COURSE, REFER TO CIVIL.

SLAB ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, 2" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL.

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, OVER 2" SAND CAP, OVER VAPOR RETARDER, OVER 6" AGGREGATE BASE COURSE, REFER TO STRUCTURAL. PROVIDE LIGHT BROOMED FINISH. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

ROOF SYSTEMS

MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED T.P.O. ROOFING SYSTEM OVER R-22 RIGID INSULATION ANCHORED TO METAL DECKING. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

EXTERIOR WALL SYSTEMS

EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASS MAT GYPSUM SHEATHING ON STEEL STUDS, RE: STRUCT. PROVIDE 6" FOIL-FACED BATT INSULATION (R-19).

WINDOW SYSTEMS

ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL FRAMING WITH 1" INSULATED TINTED / LOW 'E' GLAZING SYSTEM.

INTERIOR WALL SYSTEMS

W1 - TYPICAL WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE, ON TENANT SIDE TO 8" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE TO 8" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W3 - EGRESS ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. EA. SIDE 3 5/8" METAL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495.

W4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE, TO 6" ABOVE CEILING. ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING. ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ONE SIDE, TO 6" ABOVE CEILING. ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5A - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. TO 6" ABOVE CEILING, ONE SIDE OF 6" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W6 - STAIR ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 6" METAL STUDS AT 16" O.C. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495.

W7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-415.

W8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-15 (3 1/2") FOIL-FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL, HOLD 1" MIN. OFF. EXTEND WALL TO UNDERSIDE OF METAL DECKING. PROVIDE SLIP TRACK HEAD. GYPSUM BD. FINISH BY TENANTS, N.I.C.

W8 - MECHANICAL SHAFT WALL: 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. 1-HOUR RATED ASSEMBLY, UL # U-498

W10 - INTERIOR WALL SYSTEM: 6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1-HOUR RATED ASSEMBLY, UL # U-495.

W12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS ON CONCRETE WALLS. GYP. BD. TO STRUCTURE ON CORRIDOR SIDE.

CEILING SYSTEMS

SUSPENDED CEILING SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. ISOLATE GRID FROM PARTITIONS. RE: 09-210, ER-0244, COMPLIANCE TO ASTM C636, ASTM C834, AND ANSI Z 7.

SUSPENDED GYPSUM BOARD SYSTEM: 1/2" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: 5/8" EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

FIRE-RESISTANCE RATINGS

STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. Y726, STEEL COLUMNS WITH SPRAY APPLIED FIRE-PROOFING.

STRUCTURAL FRAME MEMBERS, ENHANCED: 2-HOUR RATING, U.L. X771 & U.L. Y726, STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D786 & U.L. N791, COMPOSITE FLOOR ASSEMBLY OF 3 1/2" REINFORCED CONCRETE ON 3" [1.5] 20 GA. METAL DECKING (6 1/2" TOTAL) SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P741, SINGLE PLY MEMBRANE, ROOF OVER 1 1/2" METAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

CEILING LEGEND:

- 2' x 2' SUSPENDED CEILING SYSTEM
- SUSPENDED GYPSUM BOARD CEILING
- EXPOSED TO STRUCTURE (XS)
- 1' x 4' SUSPENDED LIGHT FIXTURE, RE: ELECTRICAL
- 2' x 2' RECESSED LIGHT FIXTURE, RE: ELECTRICAL
- WALL MOUNTED LIGHT FIXTURE, RE: ELECTRICAL
- PENDANT LIGHT FIXTURE, RE: ELECTRICAL
- DOWN LIGHT FIXTURE, RE: ELECTRICAL
- EXTERIOR WALL SCONCE, RE: ELECTRICAL
- RETURN OR EXHAUST GRILLE, RE: MECHANICAL
- SUPPLY GRILLE, RE: MECHANICAL

GENERAL NOTES:

1. ALL SUSPENDED CEILING SYSTEM SHALL COMPLY WITH REQUIREMENTS FOR SEISMIC DESIGN CATAGORY C.
2. FASTEN PERIMETER EDGE ANGLE TO WALL, FREE FROM GRID.
3. CENTER CEILING GRIDS IN SPACE AS SHOWN, UNLESS NOTED OTHERWISE.
4. PAINT ALL GYPSUM BOARD CEILINGS, BULKHEADS AND SOFFITS, UNLESS NOTED OTHERWISE.
5. CENTER SPRINKLER HEADS AND LIGHT FIXTURES IN CEILING TILES, UNLESS NOTED OTHERWISE.
6. REFER TO ELECTRICAL FOR FIXTURE TYPES AND REQUIREMENTS.
7. COORDINATE THE REQUIREMENTS FOR ACCESS PANELS WITH MECHANICAL AND ELECTRICAL. VERIFY LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.

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DANIEL TODD DICKEY
REGISTERED
PROFESSIONAL
ARCHITECT
STATE OF NEVADA
DATE SIGNED

TITLE: CEILING PLAN (FIFTH LEVEL)

PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

CONSULTANT CONTACT
CONSULTANT JOB NUMBER

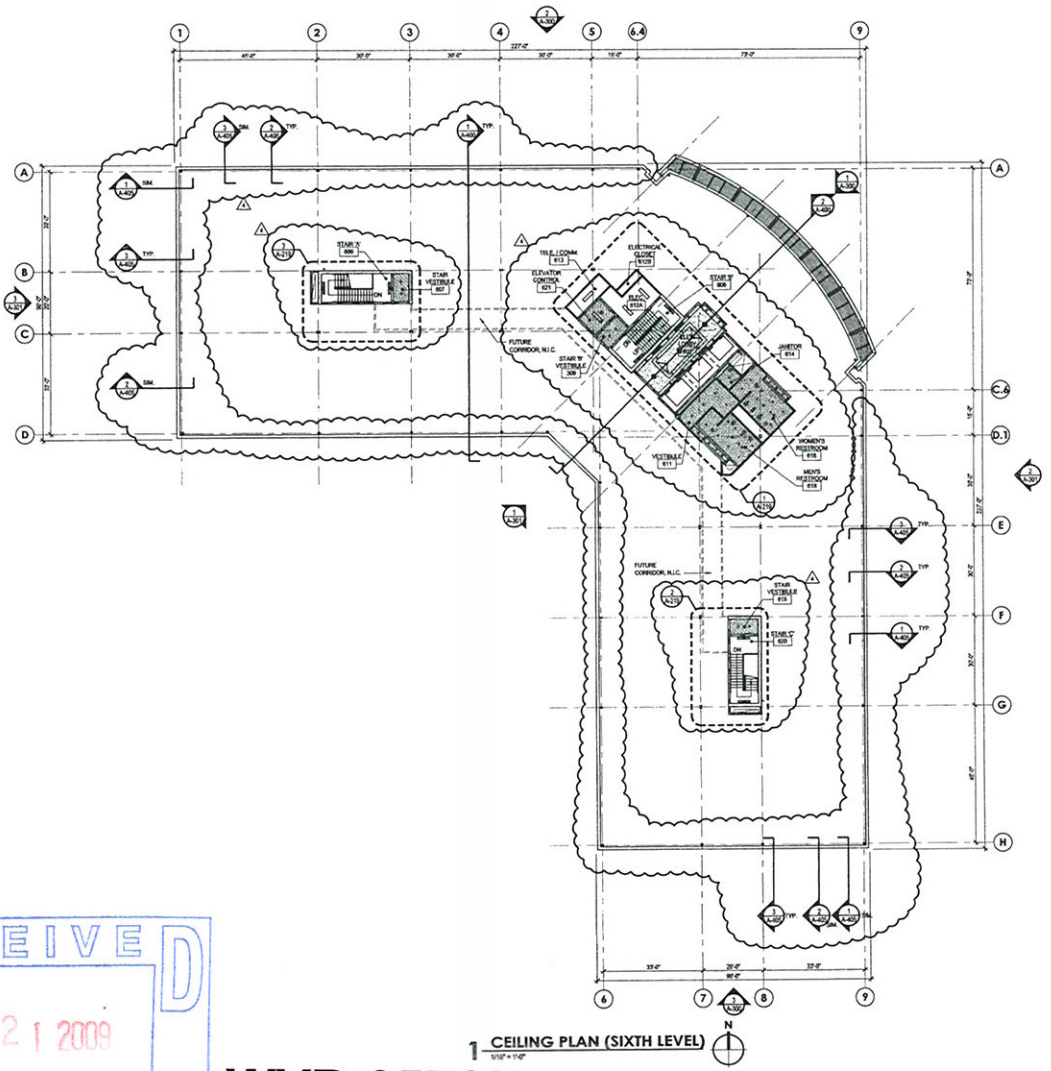
DESCRIPTION

DRAWING NO. A-214
SHEET OF

TITLE: CEILING PLAN (FIFTH LEVEL)

RECEIVED
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

WVR-35710
10/08/09 PC



1 CEILING PLAN (SIXTH LEVEL)
1/16" = 1'-0"

FLOOR SYSTEMS

ASPHALT PAVING ON GRADE SYSTEM: 2" ASPHALT ON GRADE AND 4" AGGREGATE BASE COURSE, REFER TO CIVIL.

SLAB ON GRADE SYSTEM: REINFORCED CONCRETE SLAB ON GRADE, 2" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL.

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL, PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED CONCRETE SLAB ON GRADE, OVER 2" SAND CAP, OVER VAPOR RETARDER, OVER 6" AGGREGATE BASE COURSE, REFER TO STRUCTURAL. PROVIDE LIGHT BROOMED FINISH. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

ROOF SYSTEMS

MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED T.P.O. ROOFING SYSTEM OVER R-20 RIGID INSULATION ANCHORED TO METAL DECKING. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

EXTERIOR WALL SYSTEMS

EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASS MAT GYPSUM SHEATHING ON STEEL STUDS, RE; STRUCT. PROVIDE 6" FOIL-FACED BATT INSULATION (R-19).

WINDOW SYSTEMS

ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL FRAMING WITH 1" INSULATED TINTED / LOW E" GLAZING SYSTEM.

INTERIOR WALL SYSTEMS

W1 - TYPICAL WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE, ON TENANT SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W3 - EGRESS ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X', GYPSUM BD. EA. SIDE 3 5/8" METAL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-485.

W4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE, TO 6" ABOVE CEILING. ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ONE SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5A - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. TO 6" ABOVE CEILING, ONE SIDE OF 6" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W6 - STAIR ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 6" METAL STUDS AT 16" O.C. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL# U-465.

W7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-419.

W8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-13 (3 1/2") FOIL FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL. HOLD 1" MIN. OFF. EXTEND WALL TO UNDERSIDE OF METAL DECKING. PROVIDE SLIP TRACK HEAD. GYPSUM BD. FINISH BY TENANTS, N.I.C.

W9 - MECHANICAL SHAFT WALL: 5/8" TYPE 'X' GYPSUM BD. ON 4" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. 1-HOUR RATED ASSEMBLY, UL # U-488.

W10 - INTERIOR WALL SYSTEM: 6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1-HOUR RATED ASSEMBLY, UL # U-465.

W12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS ON CONCRETE WALLS. GYP. BD. TO STRUCTURE ON CORRIDOR SIDE.

CEILING SYSTEMS

SUSPENDED CEILING SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. ISOLATE GRID FROM PARTITIONS, RE: 2-A-215, ER-2264, COMPLIANCE TO ASTM C636, ASTM C636, AND ASCE 7.

SUSPENDED GYPSUM BOARD SYSTEM: 1/2" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1336

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: 5/8" EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1336

FIRE-RESISTANCE RATINGS

STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. Y725, STEEL COLUMNS WITH SPRAY APPLIED FIRE-PROOFING.

STRUCTURAL FRAME MEMBERS, ENHANCED: 2-HOUR RATING, U.L. X771 & U.L. Y725, STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D788 & U.L. N791, COMPOSITE FLOOR ASSEMBLY OF 3 1/2" REINFORCED CONCRETE ON 3" D, 20 GA. METAL DECKING (6 1/2" TOTAL) SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P741, SINGLE PLY MEMBRANE ROOF OVER 1 1/2" METAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING

CEILING LEGEND:

- 2' x 2' SUSPENDED CEILING SYSTEM
- SUSPENDED GYPSUM BOARD CEILING
- EXPOSED TO STRUCTURE (YO)
- 1' x 4' SUSPENDED LIGHT FIXTURE, RE: ELECTRICAL
- 2' x 2' RECESSED LIGHT FIXTURE, RE: ELECTRICAL
- WALL MOUNTED LIGHT FIXTURE, RE: ELECTRICAL
- PENDANT LIGHT FIXTURE, RE: ELECTRICAL
- DOWN LIGHT FIXTURE, RE: ELECTRICAL
- EXTERIOR WALL SCONCE, RE: ELECTRICAL
- RETURN OR EXHAUST GRILLE, RE: MECHANICAL
- SUPPLY GRILLE, RE: MECHANICAL

GENERAL NOTES:

1. ALL SUSPENDED CEILING SYSTEM SHALL COMPLY WITH REQUIREMENTS FOR SEISMIC DESIGN CATAGORY C.
2. FASTEN PERIMETER EDGE ANGLE TO WALL, FREE FROM GRID.
3. CENTER CEILING GRIDS IN SPACE AS SHOWN, UNLESS NOTED OTHERWISE.
4. PAINT ALL GYPSUM BOARD CEILINGS, BULKHEADS AND SOFFITS, UNLESS NOTED OTHERWISE.
5. CENTER SPRINKLER HEADS AND LIGHT FIXTURES IN CEILING TILES, UNLESS NOTED OTHERWISE.
6. REFER TO ELECTRICAL FOR FIXTURE TYPES AND REQUIREMENTS.
7. COORDINATE THE REQUIREMENTS FOR ACCESS PANELS WITH MECHANICAL AND ELECTRICAL. VERIFY LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.

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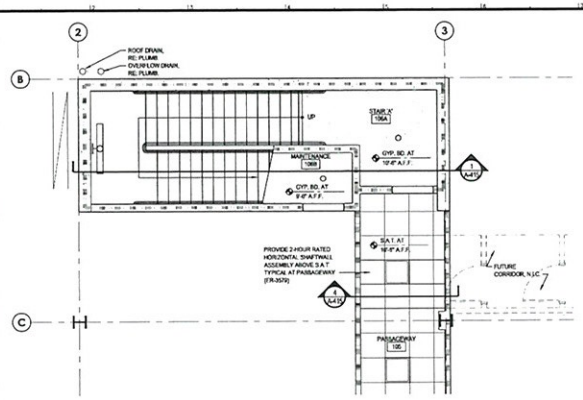
DAVID TODD DEGRAW — REGISTERED — No. 9729 — ARCHITECT — STATE OF NEVADA
DATE SIGNED

TITLE: CEILING PLAN (SIXTH LEVEL)
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

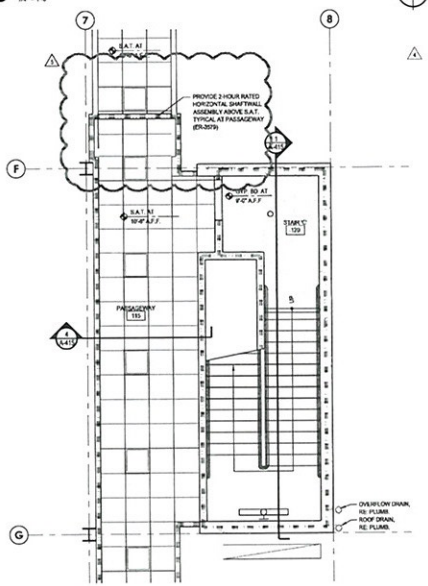
DRAWING NO. A-215
SHEET OF
TITLE: CEILING PLAN (SIXTH LEVEL)

RECEIVED
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

WVR-35710
10/08/09 PC



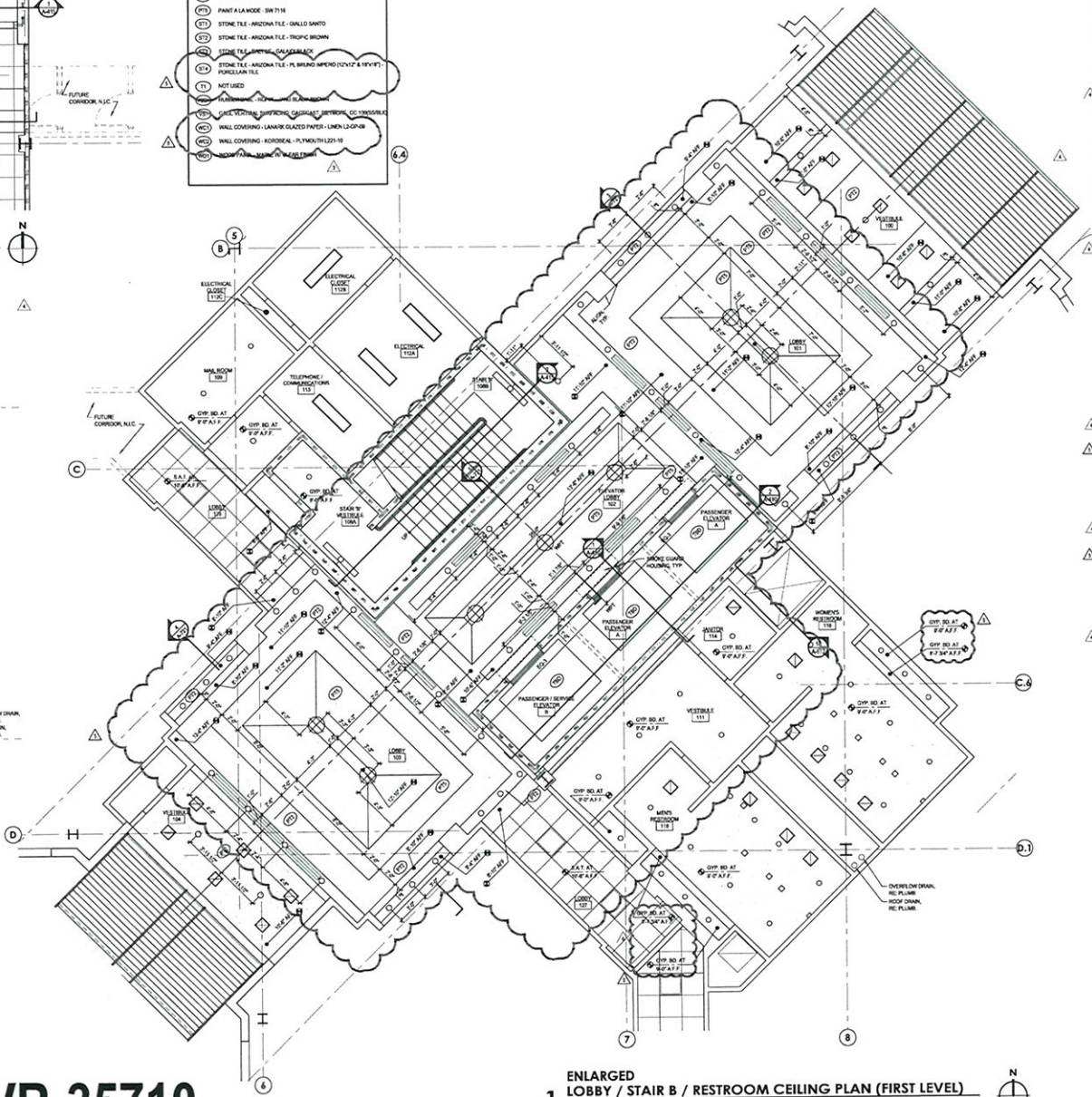
3 ENLARGED STAIR A CEILING PLAN (FIRST LEVEL)
1/4" = 1'-0"



2 ENLARGED STAIR C CEILING PLAN (FIRST LEVEL)
1/4" = 1'-0"

MATERIALS LEGEND:

CPT1	CARPET - INVISION SPIRIT (9157) - 269 DAWNG
CPT2	CARPET - SHAW BORN JOUR DVB04 (00411) - CHARCOAL (00119)
CPT3	CARPET - J&J COMMERCIAL - PLATEAU (5268) - 2791 COLORADO
PL1	PLASTIC LAMINATE - NEVAMAR - CHARCOAL FUSION TEXTURED (FM9817)
PT1	PAINT - BASKET BEIGE - SW 9143
PT2	PAINT - KILIM BEIGE - SW 6016
PT3	PAINT - INTELLECTUAL GRAY - SW 7045
PT4	PAINT - HORSACK - SW 6109
PT5	PAINT A LA MODE - SW 7116
ST1	STONE TILE - ARIZONA TILE - GIALLO SANTO
ST2	STONE TILE - ARIZONA TILE - TROPIC BROWN
ST3	STONE TILE - SANTOS - GALAXY BLACK
ST4	STONE TILE - ARIZONA TILE - PL BRUNO IMPERIO (12"x12" & 18"x18") - PORCELLAIN TILE
T1	NOT USED
WC1	WALL COVERING - LANAI'R GLAZED PAPER - LINEN L2-GP-08
WC2	WALL COVERING - KOROSEAL - PLYMOUTH L221-10
WC3	WOOD PANEL - MARLITE - BEADED PANEL



1 ENLARGED LOBBY / STAIR B / RESTROOM CEILING PLAN (FIRST LEVEL)
1/4" = 1'-0"

FLOOR SYSTEMS

ASPHALT PAVING ON GRADE SYSTEM: 2" ASPHALT ON GRADE AND 4" AGGREGATE BASE COURSE, REFER TO CIVIL.

SLAB ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, 2" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL.

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PAINT OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PROVIDE, TYMFIC SEALANT AT ALL CONTROL JOINTS.

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, OVER 2" SAND CAP, OVER VAPOR RETARDER, OVER 6" AGGREGATE BASE COURSE, REFER TO STRUCTURAL. PROVIDE LIGHT BROOMED FINISH. PROVIDE TYMFIC SEALANT AT ALL CONTROL JOINTS.

ROOF SYSTEMS

MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED T.P.O. ROOFING SYSTEM OVER R-22 HIGID INSULATION ANCHORED TO METAL DECKING. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

EXTERIOR WALL SYSTEMS

EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASS MAT GYPSUM SHEATHING ON STEEL STUDS, RE: STRUCT. PROVIDE 6" FOIL-FACED BATT INSULATION (R-19).

WINDOW SYSTEMS

ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL FRAMING WITH 1" INSULATED TINTED LOW E GLAZING SYSTEM.

INTERIOR WALL SYSTEMS

W1 - TYPICAL WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE. GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE, ON TENANT SIDE TO 0" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE. PROVIDE SLIP TRACK HEAD.

W2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE. PROVIDE SLIP TRACK HEAD.

W3 - EGRESS ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. EA. SIDE 3 5/8" METAL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495.

W4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE. PROVIDE SLIP TRACK HEAD.

W4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING, ON 2 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE. PROVIDE SLIP TRACK HEAD.

W5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD ONE SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE. PROVIDE SLIP TRACK HEAD.

W5A - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD TO 6" ABOVE CEILING, ONE SIDE OF 6" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE. PROVIDE SLIP TRACK HEAD.

W6 - STAIR ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 6" METAL STUDS AT 16" O.C. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495.

W7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-415.

W8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-19 (3 1/2") FOIL-FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL. HOLD 1" MIN. OFF. EXTEND WALL TO UNDERSIDE OF METAL DECKING. PROVIDE SLIP TRACK HEAD. GYPSUM BD. FINISH BY TENANTS. W1C

W9 - MECHANICAL SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 4" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-415.

W10 - PASSENGER ELEVATOR SHAFT WALL: 5/8" TYPE 'X' GYPSUM BD. ON GYPSUM BD. ON EACH SIDE, TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE. PROVIDE SLIP TRACK HEAD.

W11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1-HOUR RATED ASSEMBLY, UL # U-465.

W12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS ON CONCRETE WALL. GLUE TO STRUCTURE ON CORRIDOR SIDE

W13 - INTERIOR WALL SYSTEM: 12" REINFORCED CONCRETE SHEAR WALL, 2-HOUR RATING PER 2003 IBC, TABLE 720.1(2)-4.1.1. RE: A-003 & STRUCTURAL.

CEILING SYSTEMS

SUSPENDED CEILING SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. ISOLATE GRID FROM PARTITIONS. RE: 2A-210, ER-2244, COMPLIANCE TO ASTM C635, ASTM C636, AND ASCE 7.

SUSPENDED GYPSUM BOARD SYSTEM: 1/2" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING. PAINTED. ER-1238

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: 5/8" EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING. PAINTED. ER-1338

FIRE-RESISTANCE RATINGS

STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. X725, STEEL COLUMNS WITH SPRAY APPLIED FIRE-PROOFING.

STRUCTURAL FRAME MEMBERS, ENHANCED: 2-HOUR RATING, U.L. X771 & U.L. X725, STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D788 & U.L. N791, COMPOSITE FLOOR ASSEMBLY OF 3 1/2" REINFORCED CONCRETE ON 3" D 3B GA. METAL DECKING (6 1/2" TOTAL) SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P741, SINGLE PLY MEMBRANE ROOF OVER 1 1/2" METAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

CEILING LEGEND:

- 2' x 2' SUSPENDED CEILING SYSTEM
- SUSPENDED GYPSUM BOARD CEILING
- EXPOSED TO STRUCTURE (103)
- 1' x 4' SUSPENDED LIGHT FIXTURE, RE: ELECTRICAL
- 2' x 2' RECESSED LIGHT FIXTURE, RE: ELECTRICAL
- WALL MOUNTED LIGHT FIXTURE, RE: ELECTRICAL
- PENDANT LIGHT FIXTURE, RE: ELECTRICAL
- DOWN LIGHT FIXTURE, RE: ELECTRICAL
- EXTERIOR WALL SCONCE, RE: ELECTRICAL
- RETURN OR EXHAUST GRILLE, RE: MECHANICAL
- SUPPLY GRILLE, RE: MECHANICAL

GENERAL NOTES:

1. ALL SUSPENDED CEILING SYSTEM SHALL COMPLY WITH REQUIREMENTS FOR SEISMIC DESIGN CATAGORY C.
2. FASTEN PERIMETER EDGE ANGLE TO WALL, FREE FROM GRID.
3. CENTER CEILING GRIDS IN SPACE AS SHOWN, UNLESS NOTED OTHERWISE.
4. PAINT ALL GYPSUM BOARD CEILINGS, BULKHEADS AND SOFFITS, UNLESS NOTED OTHERWISE.
5. CENTER SPRINKLER HEADS AND LIGHT FIXTURES IN CEILING TILES, UNLESS NOTED OTHERWISE.
6. REFER TO ELECTRICAL FOR FIXTURE TYPES AND REQUIREMENTS.
7. COORDINATE THE REQUIREMENTS FOR ACCESS PANELS WITH MECHANICAL AND ELECTRICAL. VERIFY LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.

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CLIENT ID BY:

TITLE: ENLARGED CEILING PLANS (FIRST LEVEL)

PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

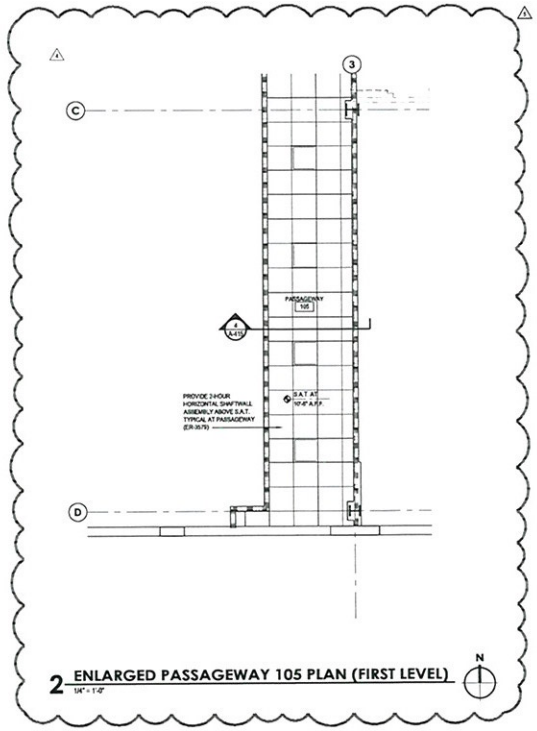
DATE (YYYY-MM-DD): 2009-08-07

REV	DATE (YYYY-MM-DD)	DESCRIPTION
1	2009-10-07	PLANNING SUBMITTAL

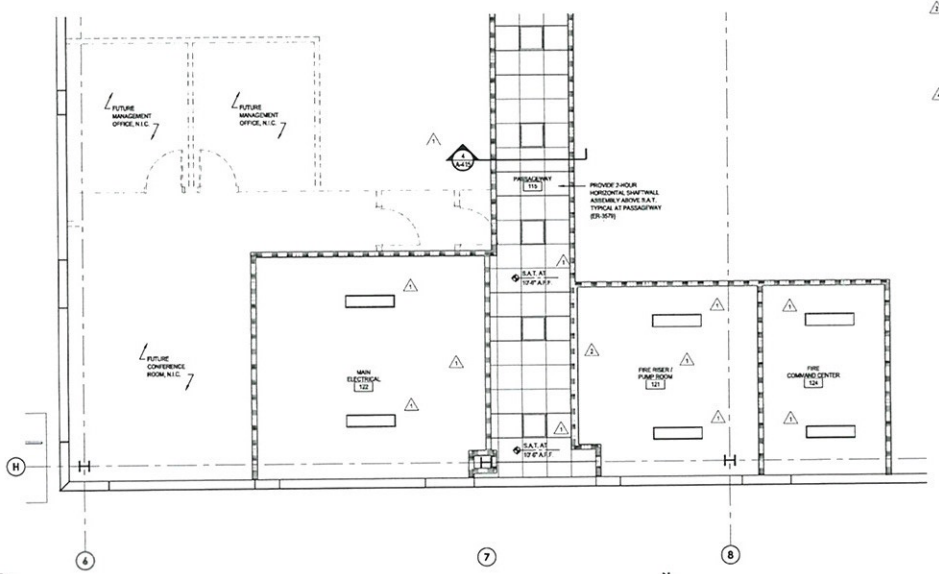
DRAWING NO.: A-216
SHEET OF
TITLE: ENLARGED CEILING PLANS

RECEIVED
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

WVR-35710
10/08/09 PC



2 ENLARGED PASSAGEWAY 105 PLAN (FIRST LEVEL)
1/4" = 1'-0"



1 ENLARGED VESTIBULE / UTILITY PLAN (FIRST LEVEL)
1/4" = 1'-0"

FLOOR SYSTEMS

ASPHALT PAVING ON GRADE SYSTEM: 2" ASPHALT ON GRADE AND 4" AGGREGATE BASE COURSE, REFER TO CIVIL

SLAB ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, 2" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL.

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL, PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, OVER 2" SAND CAP, OVER VAPOR RETARDER, OVER 6" AGGREGATE BASE COURSE, REFER TO STRUCTURAL. PROVIDE LIGHT BROOMED FINISH. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

ROOF SYSTEMS

MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED T.P.O. ROOFING SYSTEM OVER H-22 HIGID INSULATION ANCHORED TO METAL DECKING. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

EXTERIOR WALL SYSTEMS

EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASS MAT GYPSUM SHEATHING ON STEEL STUDS, RE; STRUCT. PROVIDE 6" FOIL-FACED BATT INSULATION (R-19).

WINDOW SYSTEMS

ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL FRAMING WITH 1" INSULATED TINTED / LOW 'E' GLAZING SYSTEM.

INTERIOR WALL SYSTEMS

W1 - TYPICAL WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE. GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE, ON TENANT SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W3 - EGRESS ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. EA. SIDE 3 5/8" METAL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495.

W4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD

W4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON EACH SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD

W5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD ONE SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD

W5A - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. TO 6" ABOVE CEILING, ONE SIDE OF 6" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W6 - STAIRWELL ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 6" METAL STUDS AT 16" O.C. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495.

W7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-415

W8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-19 (3 1/2") FOIL-FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL. HOLD 1" MIN. OFF. EXTEND WALL TO UNDERSIDE OF METAL DECKING. PROVIDE SLIP TRACK HEAD. GYPSUM BD. FINISH BY REMOTE (WD).

W9 - MECHANICAL SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-415

W10 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD

W11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1-HOUR RATED ASSEMBLY, UL # U-465

W12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS ON CONCRETE WALL, GYP. BD. TO STRUCTURAL CORRIDOR SIDE

W13 - INTERIOR WALL SYSTEM: 12" REINFORCED CONCRETE SHEAR WALL, 3-HOUR RATING PER 2003 IBC, TABLE 720.1(2)-4.1.1, RE: A-003 & STRUCTURAL

CEILING SYSTEMS

SUSPENDED CEILING SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. ISOLATE GRID FROM PARTITIONS. RE: 39A-210, ER-2244, COMPLIANCE TO ASTM C635, ASTM C636, AND ASCE 7.

SUSPENDED GYPSUM BOARD SYSTEM: 1/2" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING. PAINTED. ER-1338

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: 5/8" EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING. PAINTED. ER-1338

FIRE-RESISTANCE RATINGS

STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. X725, STEEL COLUMNS WITH SPRAY APPLIED FIRE PROOFING.

STRUCTURAL FRAME MEMBERS, ENHANCED: 2-HOUR RATING, U.L. X771 & U.L. X725, STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D788 & U.L. N791, COMPOSITE FLOOR ASSEMBLY OF 3 1/2" REINFORCED CONCRETE ON 3" D. 20 GA. METAL DECKING (6 1/2" TOTAL) SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE PROOFING.

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P741, SINGLE PLY MEMBRANE ROOF OVER 1 1/2" METAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE PROOFING

CEILING LEGEND:

- 2' x 2' SUSPENDED CEILING SYSTEM
- SUSPENDED GYPSUM BOARD CEILING
- EXPOSED TO STRUCTURE (103)
- 1' x 4' SUSPENDED LIGHT FIXTURE, RE: ELECTRICAL
- 2' x 2' RECESSED LIGHT FIXTURE, RE: ELECTRICAL
- WALL MOUNTED LIGHT FIXTURE, RE: ELECTRICAL
- PENDANT LIGHT FIXTURE, RE: ELECTRICAL
- DOWN LIGHT FIXTURE, RE: ELECTRICAL
- EXTERIOR WALL SCONCE, RE: ELECTRICAL
- RETURN OR EXHAUST GRILLE, RE: MECHANICAL
- SUPPLY GRILLE, RE: MECHANICAL

GENERAL NOTES:

1. ALL SUSPENDED CEILING SYSTEM SHALL COMPLY WITH REQUIREMENTS FOR SEISMIC DESIGN CATAGORY C.
2. FASTEN PERIMETER EDGE ANGLE TO WALL, FREE FROM GRID.
3. CENTER CEILING GRIDS IN SPACE AS SHOWN, UNLESS NOTED OTHERWISE.
4. PAINT ALL GYPSUM BOARD CEILINGS, BULKHEADS AND SOFFITS, UNLESS NOTED OTHERWISE.
5. CENTER SPRINKLER HEADS AND LIGHT FIXTURES IN CEILING TILES, UNLESS NOTED OTHERWISE.
6. REFER TO ELECTRICAL FOR FIXTURE TYPES AND REQUIREMENTS.
7. COORDINATE THE REQUIREMENTS FOR ACCESS PANELS WITH MECHANICAL AND ELECTRICAL. VERIFY LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.

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CERTIFIED BY

DATE (YYYY-MM-DD) 2009-08-07
DESIGNED
DRAWN
CHECKED
CONSULTANT COORDINATION
CONSULTANT COORDINATION 09.14.21

NO.	DATE (MM/DD/YY)	DESCRIPTION
1	09.14.21	PER CITY COMMENTS
2	10.05.21	PER CITY COMMENTS
3	10.26.21	PER CITY COMMENTS
4	11.16.21	PER CITY COMMENTS
5	12.08.21	PER CITY COMMENTS
6	01.04.22	PER CITY COMMENTS
7	01.19.22	PER CITY COMMENTS

TITLE: ENLARGED CEILING PLANS (FIRST LEVEL)

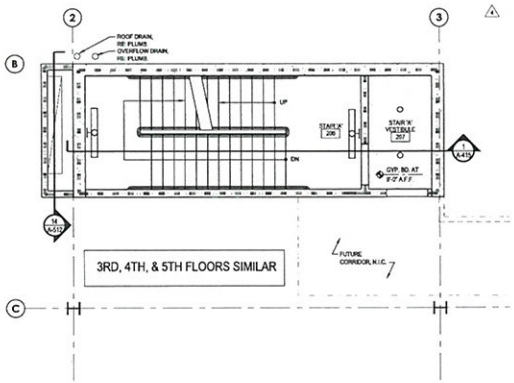
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

DRAWING NO. A-217
SHEET OF

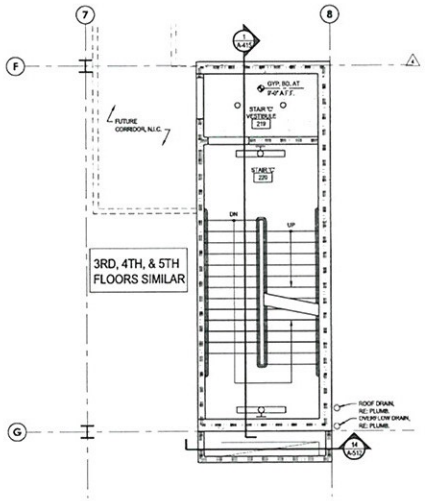
TITLE: ENLARGED CEILING PLANS

RECEIVED
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

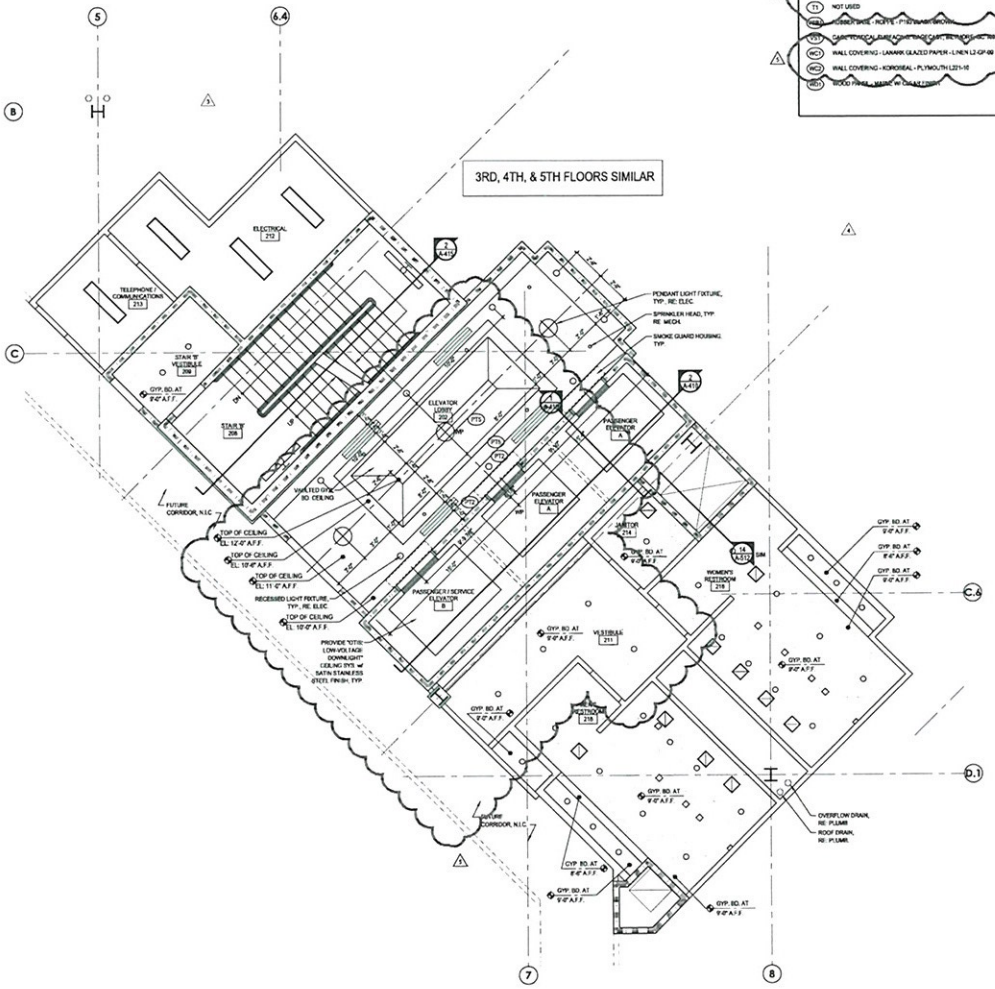
WVR-35710
10/08/09 PC



ENLARGED
3 STAIR A CEILING PLAN (SECOND LEVEL)
1/4" = 1'-0"



ENLARGED
2 STAIR C CEILING PLAN (SECOND LEVEL)
1/4" = 1'-0"



ENLARGED
1 LOBBY / STAIR B / RESTROOM CEILING PLAN (SECOND LEVEL)
1/4" = 1'-0"

RECEIVED
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

WVR-35710
10/08/09 PC

MATERIALS LEGEND:

- CPT1 — CARPET - INVISION SPIRIT (8157) - 289 DARING
- CPT2 — CARPET - SHAW: BORN JOUR EW04 (59411) - CHARCOAL (19119)
- CPT3 — CARPET - J&J COMMERCIAL - PLATEAU (5269) - 2791 COLORADO
- PL1 — PLASTIC LAMINATE - NEVAMAR - CHARCOAL FUSION TEXTURED (FABRIT)
- PT1 — PAINT - BASKET BEIGE - SW 6143
- PT2 — PAINT - KILIM BEIGE - SW 6016
- PT3 — PAINT - INTELLECTUAL GRAY - SW 7045
- PT4 — PAINT - HOPSACK - SW 6169
- PT5 — PAINT A LA MODE - SW 7116
- ST1 — STONE TILE - ARIZONA TILE - GIALLO SANTO
- ST2 — STONE TILE - ARIZONA TILE - TROPIC BROWN
- ST3 — STONE TILE - SMITH TILE - GRANITE BLACK
- ST4 — STONE TILE - ARIZONA TILE - FL BRUNO IMPERO (12"x12" & 18"x18") - PORCELAIN TILE
- T1 — NOT USED
- WD1 — RUBBER BASE - ROPPE - 710 DARK BROWN
- WD2 — CAST-IN-PLACE TERRAZZO BASE (CAST IN PLACE) - RE: FINISHES
- WC1 — WALL COVERING - LANARK GLAZED PAPER - LINEN L2-GP-09
- WC2 — WALL COVERING - KOROSEAL - PLYMOUTH L221-10
- WD1 — WOOD TRIM - PAINT TO MATCH ADJACENT

FLOOR SYSTEMS

ASPHALT PAVING ON GRADE SYSTEM: 2" ASPHALT ON GRADE AND 4" AGGREGATE BASE COURSE, REFER TO CIVIL.

SLAB ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, 3" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL.

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PAINT OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, OVER 2" SAND CAP OVER VAPOR RETARDER, OVER 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL. PROVIDE LIGHT BROOMED FINISH. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

ROOF SYSTEMS

MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED T.P.O. ROOFING SYSTEM OVER R-22 RIGID INSULATION ANCHORED TO METAL DECKING. PAINT OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

EXTERIOR WALL SYSTEMS

EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASS MAT GYPSUM SHEATHING ON STEEL STUDS, RE: STRUCT. PROVIDE 6" FOIL/FACED BATT INSULATION (R-19).

WINDOW SYSTEMS

ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL FRAMING WITH 1" INSULATED TINTED LOW 'E' GLAZING SYSTEM.

INTERIOR WALL SYSTEMS

W1 - TYPICAL WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE. GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE, ON TENANT SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W3 - 1-HR.RB ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. EA. SIDE 3 5/8" METAL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495.

W4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE, TO 6" ABOVE CEILING. ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD ONE SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5A - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. TO 6" ABOVE CEILING, ONE SIDE OF 6" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W6 - STAIR ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 6" METAL STUDS AT 16" O.C., PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495

W7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER, PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-415

W8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-15 (3 1/2") FOIL-FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL. HOLD 1" MIN. OFF. EXTEND WALL TO UNDERSIDE OF METAL DECKING. PROVIDE SLIP TRACK HEAD. GYPSUM BD. FINISH BY CONTRACTOR, N.I.C.

W9 - MECHANICAL SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER, PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-415

W10 - CORRIDOR WALL SYSTEM: 3" MTL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1-HOUR RATED ASSEMBLY, UL # U-495

W12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS ON CONCRETE WALLS, GRIP-RO, OR APPROVED EQUIVALENT, ON CORRIDOR SIDE

W13 - INTERIOR WALL SYSTEM: 12" REINFORCED CONCRETE SHEAR WALL, 2-HOUR RATING PER 2003 IBC, TABLE 720.1(2)-4.1.1, RE: A-003 & STRUCTURAL

CEILING SYSTEMS

SUSPENDED CEILING SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. ISOLATE GRID FROM PARTITIONS. RE: 2/A-210, ER-2244. COMPLIANCE TO ASTM C635, ASTM C636, AND ASCE-7.

SUSPENDED GYPSUM BOARD SYSTEM: 1/2" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: 5/8" EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

FIRE-RESISTANCE RATINGS

STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. V725. STEEL COLUMNS WITH SPRAY APPLIED FIRE-PROOFING.

STRUCTURAL FRAME MEMBERS, ENHANCED: 2-HOUR RATING, U.L. X771 & U.L. V705. STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D788 & U.L. N791, COMPOSITE FLOOR ASSEMBLY OF 2 1/2" REINFORCED CONCRETE ON 3" D. 20 GA. METAL DECKING (5 1/2" TOTAL) SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE PROOFING.

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P741, SINGLE PLY MEMBRANE ROOF OVER 1 1/2" METAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE PROOFING.

CEILING LEGEND:

- 2' x 2' SUSPENDED CEILING SYSTEM
- SUSPENDED GYPSUM BOARD CEILING
- EXPOSED TO STRUCTURE (XS)
- 1' x 4' SUSPENDED LIGHT FIXTURE, RE: ELECTRICAL
- 2' x 2' RECESSED LIGHT FIXTURE, RE: ELECTRICAL
- WALL MOUNTED LIGHT FIXTURE, RE: ELECTRICAL
- PENDANT LIGHT FIXTURE, RE: ELECTRICAL
- DOWN LIGHT FIXTURE, RE: ELECTRICAL
- EXTERIOR WALL SCONCE, RE: ELECTRICAL
- RETURN OR EXHAUST GRILLE, RE: MECHANICAL
- SUPPLY GRILLE, RE: MECHANICAL

GENERAL NOTES:

1. ALL SUSPENDED CEILING SYSTEM SHALL COMPLY WITH REQUIREMENTS FOR SEISMIC DESIGN CATAGORY C.
2. FASTEN PERIMETER EDGE ANGLE TO WALL, FREE FROM GRID.
3. CENTER CEILING GRIDS IN SPACE AS SHOWN, UNLESS NOTED OTHERWISE.
4. PAINT ALL GYPSUM BOARD CEILINGS, BULKHEADS AND SOFFITS, UNLESS NOTED OTHERWISE.
5. CENTER SPRINKLER HEADS AND LIGHT FIXTURES IN CEILING TILES, UNLESS NOTED OTHERWISE.
6. REFER TO ELECTRICAL FOR FIXTURE TYPES AND REQUIREMENTS.
7. COORDINATE THE REQUIREMENTS FOR ACCESS PANELS WITH MECHANICAL AND ELECTRICAL. VERIFY LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.

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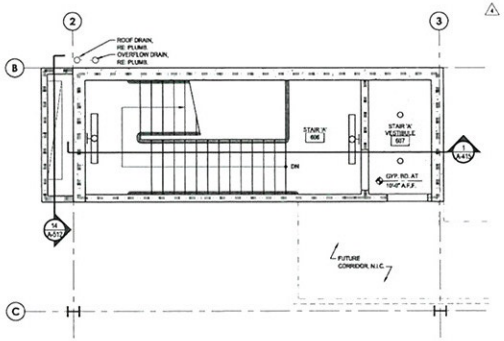
QUALITY ASSURANCE

TITLE: ENLARGED CEILING PLANS (SECOND LEVEL)

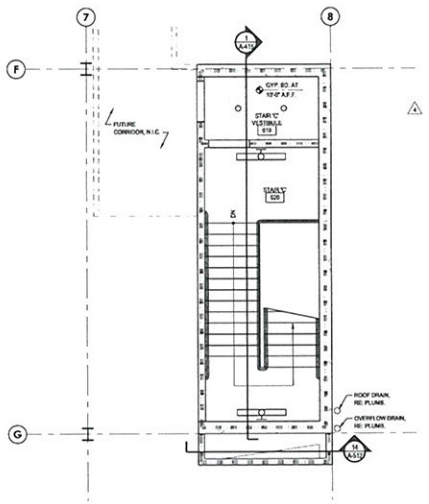
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

REV	DATE (YYYY.MM.DD)	DESCRIPTION
1	2009.08.20	PER REVIEW COMMENTS

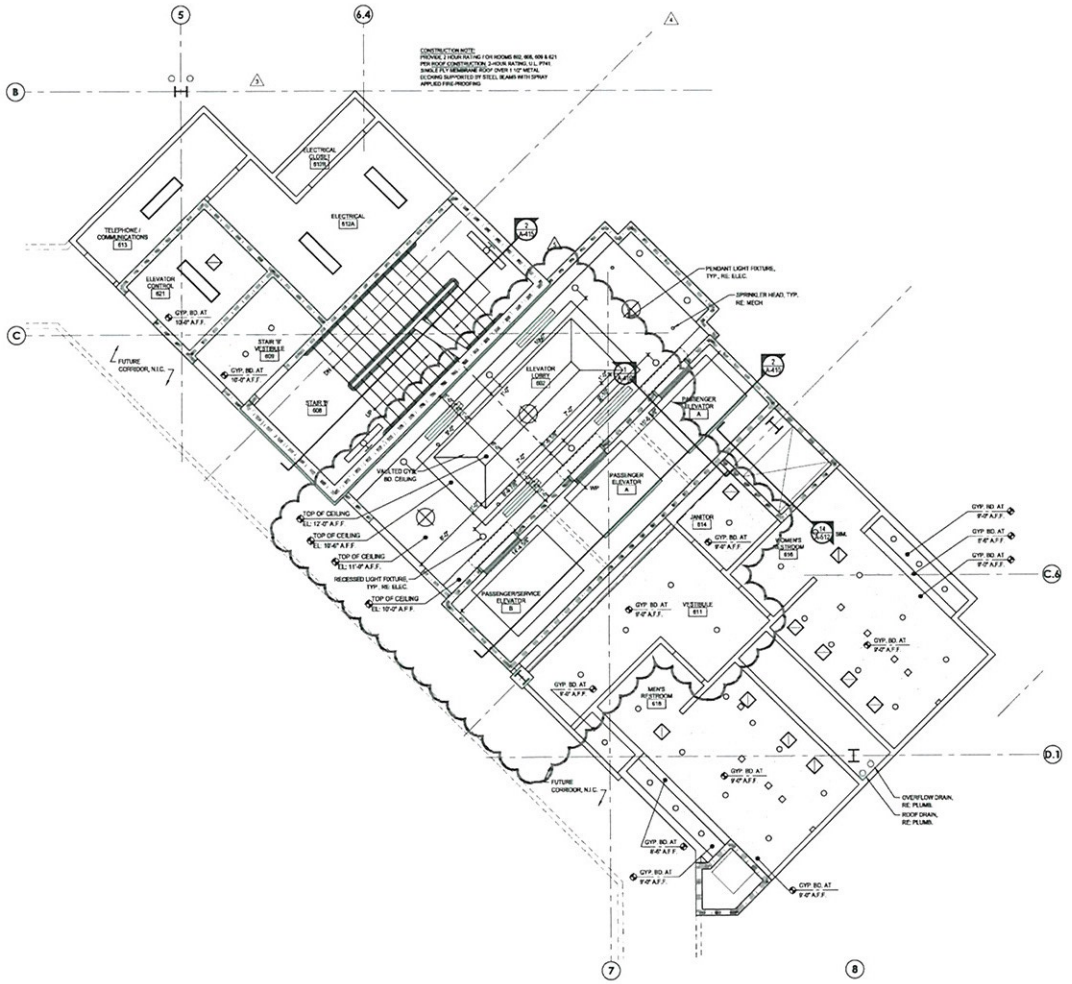
DRAWING NO. A-218
SHEET OF
TITLE: ENLARGED CEILING PLANS



3 ENLARGED STAIR A CEILING PLAN (SIXTH LEVEL)
1/4" = 1'-0"



2 ENLARGED STAIR C CEILING PLAN (SIXTH LEVEL)
1/4" = 1'-0"



1 ENLARGED LOBBY / STAIR B / RESTROOM CEILING PLAN (SIXTH LEVEL)
1/4" = 1'-0"

RECEIVED
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

WVR-35710
10/08/09 PC

FLOOR SYSTEMS

ASPHALT PAVING ON GRADE SYSTEM: 2" ASPHALT ON GRADE AND 4" AGGREGATE BASE COURSE, REF. CIVIL

SLAB ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, 3" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PROVIDE, TRAFFIC SEALANT AT ALL CONTROL JOINTS.

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE OVER 2" SAND CAP OVER VAPOR RETARDER, OVER 6" AGGREGATE BASE COURSE, REFER TO STRUCTURAL. PROVIDE LIGHT BROOMED FINISH. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

ROOF SYSTEMS

MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED T.P.O. ROOFING SYSTEM OVER R-22 RIGID INSULATION ANCHORED TO METAL DECKING. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW

EXTERIOR WALL SYSTEMS

EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASS MAT GYPSUM SHEATHING ON STEEL STUDS, RE: STRUCT. PROVIDE 6" FOIL-FACED BATT INSULATION (R-19).

WINDOW SYSTEMS

ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL FRAMING WITH 1" INSULATED TINTED / LOW 'E' GLAZING SYSTEM.

INTERIOR WALL SYSTEMS

W1 - TYPICAL WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE. GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE, ON TENANT SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W3 - EGRESS ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. EA. SIDE 3 5/8" METAL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495.

W4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE, TO 6" ABOVE CEILING. ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE. PROVIDE SLIP TRACK HEAD.

W4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON EACH SIDE, TO 6" ABOVE CEILING. ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE. PROVIDE SLIP TRACK HEAD.

W5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD ONE SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE. PROVIDE SLIP TRACK HEAD.

W5A - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD TO 6" ABOVE CEILING, ONE SIDE OF 6" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE. PROVIDE SLIP TRACK HEAD.

W6 - STAIR ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 6" METAL STUDS AT 16" O.C. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495.

W7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-415.

W8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-15 (3 1/2") FOIL-FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL, HOLD 1" MIN. OFF. EXTEND WALL TO UNDERSIDE OF METAL DECKING. PROVIDE SLIP TRACK HEAD. GYPSUM BD. FINISH BY OTHERS.

W9 - MECHANICAL SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-415.

W10 - INTERIOR WALL SYSTEM: 6" METAL STUDS @ 16" O.C. WITH GYPSUM BD. ON EACH SIDE, TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1-HOUR RATED ASSEMBLY, UL # U-495.

W12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS @ 16" O.C. EXTENDING TO UNDERSIDE OF CORRUGATED METAL DECKING ON CORRIDOR SIDE

W13 - INTERIOR WALL SYSTEM: 12" REINFORCED CONCRETE SHEAR WALL, 2-HOUR RATING PER 2003 IBC, TABLE 720.1(2)-A-1.1, RE: A-003 & STRUCTURAL

CEILING SYSTEMS

SUSPENDED CEILING SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. ISOLATE GRID FROM PARTITIONS. RE: 2A-210, ER-2244, COMPLIANCE TO ASTM D2E, AS1 M DRW, AND AISC 7.

SUSPENDED GYPSUM BOARD SYSTEM: 1/2" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: 5/8" EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

FIRE-RESISTANCE RATINGS

STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. X725, STEEL COLUMNS WITH SPRAY APPLIED FIRE-PROOFING.

STRUCTURAL FRAME MEMBERS, ENHANCED: 2-HOUR RATING, U.L. X771 & U.L. X726, STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D788 & U.L. N781, COMPOSITE FLOOR ASSEMBLY OF 3 1/2" REINFORCED CONCRETE ON 3" D. 20 GA. METAL DECKING (6 1/2" TOTAL) SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE PROOFING.

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P741; SINGLE PLY MEMBRANE ROOF OVER 1 1/2" METAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE PROOFING.

CEILING LEGEND:

- 2' x 2' SUSPENDED CEILING SYSTEM
- SUSPENDED GYPSUM BOARD CEILING
- EXPOSED TO STRUCTURE (SIS)
- 1' x 4' SUSPENDED LIGHT FIXTURE, RE: ELECTRICAL
- 2' x 2' RECESSED LIGHT FIXTURE, RE: ELECTRICAL
- WALL MOUNTED LIGHT FIXTURE, RE: ELECTRICAL
- PENDANT LIGHT FIXTURE, RE: ELECTRICAL
- DOWN LIGHT FIXTURE, RE: ELECTRICAL
- EXTERIOR WALL SCONCE, RE: ELECTRICAL
- RETURN OR EXHAUST GRILLE, RE: MECHANICAL
- SUPPLY GRILLE, RE: MECHANICAL

GENERAL NOTES:

1. ALL SUSPENDED CEILING SYSTEM SHALL COMPLY WITH REQUIREMENTS FOR SEISMIC DESIGN CATAGORY C
2. FASTEN PERIMETER EDGE ANGLE TO WALL, FREE FROM GRID
3. CENTER CEILING GRIDS IN SPACE AS SHOWN, UNLESS NOTED OTHERWISE.
4. PAINT ALL GYPSUM BOARD CEILINGS, BULKHEADS AND SOFFITS, UNLESS NOTED OTHERWISE.
5. CENTER SPRINKLER HEADS AND LIGHT FIXTURES IN CEILING TILES, UNLESS NOTED OTHERWISE.
6. REFER TO ELECTRICAL FOR FIXTURE TYPES AND REQUIREMENTS.
7. COORDINATE THE REQUIREMENTS FOR ACCESS PANELS WITH MECHANICAL AND ELECTRICAL. VERIFY LOCATIONS WITH ARCHITECT PRIOR TO ROUGH-IN.

LAUTH
866 848 6500 - www.lauth.net

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E-MAIL:
PROJECT NUMBER:
STATE NUMBER:

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ARCHITECTURE
877 S Colorado Blvd
Suite 200
Denver, CO 80246
303 220 8500
303 220 0708 Fax
www.LauthProperty.com

CLIENT ENTITY:

TITLE: ENLARGED CEILING PLANS (SIXTH LEVEL)

PROJECT:
MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

REV	DATE (YY-MM-DD)	DESCRIPTION
1	2007-08-07	CONSULTANT CONTRACT
2		CONSULTANT CONTRACT
3		CONSULTANT CONTRACT
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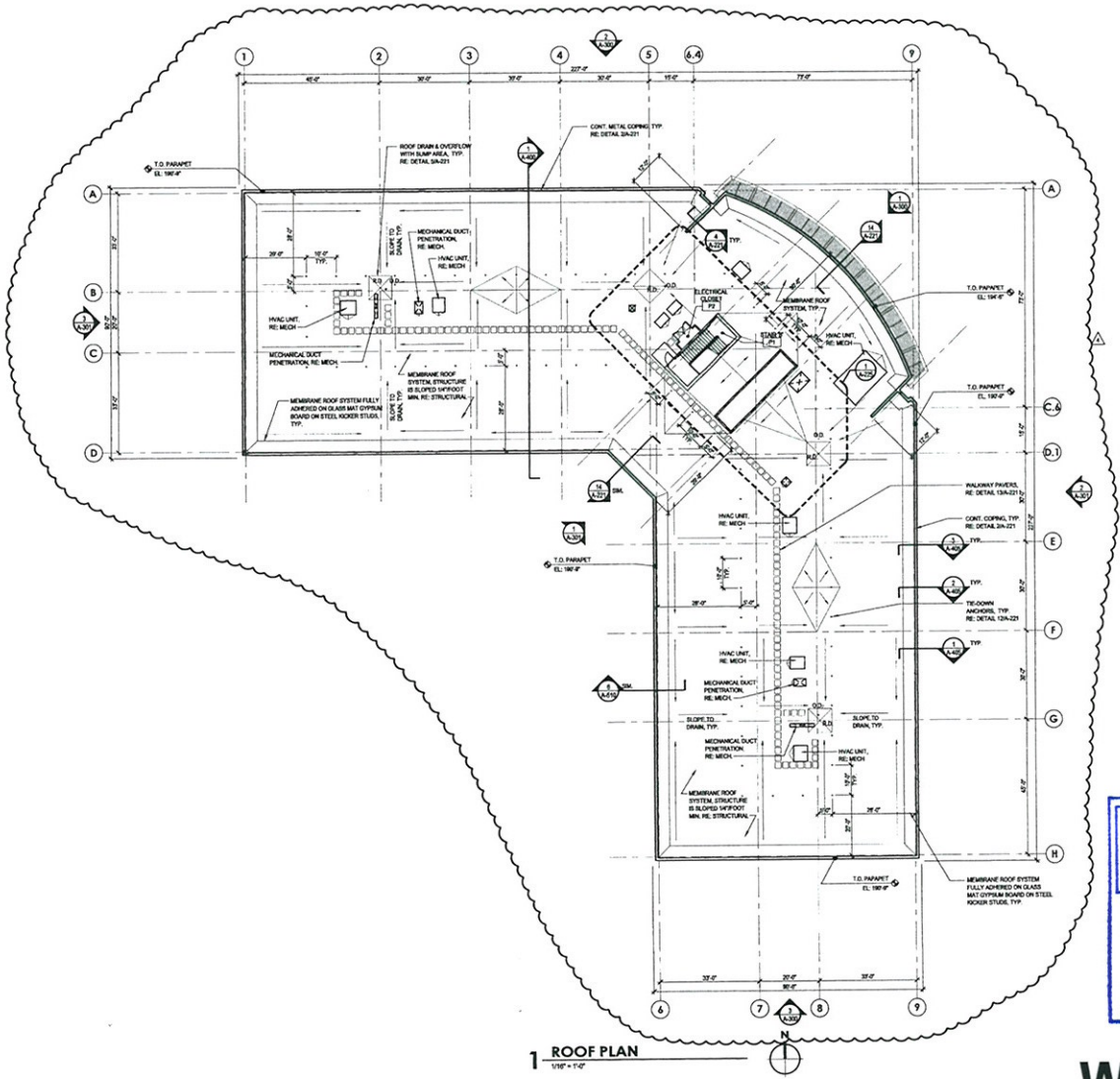
100		CONSULTANT CONTRACT

DRAWING NO.: A-219
SHEET: OF
TITLE: ENLARGED CEILING PLANS



1 ROOF PLAN
1/16" = 1'-0"

FLOOR SYSTEMS

ASPHALT PAVING ON GRADE SYSTEM: 2" ASPHALT ON GRADE AND 4" AGGREGATE BASE COURSE, REFER TO CIVIL.

SLAB ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, 3" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL.

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL, PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, OVER 2" SAND CAP, OVER VAPOR RETARDER, OVER 6" AGGREGATE BASE COURSE, REFER TO STRUCTURAL. PROVIDE LIGHT BROOMED FINISH. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

ROOF SYSTEMS

MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED T.P.O. ROOFING SYSTEM OVER R-22 RIGID INSULATION ANCHORED TO METAL DECKING. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

EXTERIOR WALL SYSTEMS

EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASS MAT GYPSUM SHEATHING ON STEEL STUDS, RE: STRUCT. PROVIDE 6" FOIL FACED BATT INSULATION (R-19).

WINDOW SYSTEMS

ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL FRAMING WITH 1" INSULATED TINTED / LOW 'E' GLAZING SYSTEM.

INTERIOR WALL SYSTEMS

IW1 - TYPICAL WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE, ON TENANT SIDE TO 9'-0" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

IW2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE TO 9'-0" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

IW3 - EGRESS ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. EA. SIDE 3 5/8" ME TAL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY. UL # U-495.

IW4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE, TO 9" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

IW4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON EACH SIDE TO 9" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

IW5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ONE SIDE, TO 9" ABOVE CEILING, ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

IW5A - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. TO 9" ABOVE CEILING, ONE SIDE OF 6" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

IW6 - STAIR ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 6" METAL STUDS AT 16" O.C. PROVIDE RATED SLIP TRACK HEAD. 3-HOUR RATED ASSEMBLY, UL # U-495.

IW7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-415.

IW8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-15 (3 1/2") FOIL FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL, HOLD 1" MIN. OFF. EXTEND WALL TO UNDERSIDE OF METAL DECKING. PROVIDE SLIP TRACK HEAD. GYPSUM BD. FINISH BY TENANTS, N.I.C.

IW9 - MECHANICAL SHAFT WALL: 5/8" TYPE 'X' GYPSUM BD. ON 4" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. 1-HOUR RATED ASSEMBLY, UL # U-498.

IW10 - INTERIOR WALL SYSTEM: 6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

IW11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1-HOUR RATED ASSEMBLY, UL # U-495.

IW12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS ON CONCRETE WALLS. CVY. BD. TO STRUCTURE ON CORRIDOR SIDE.

CEILING SYSTEMS

SUSPENDED CEILING SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. ISOLATE GRID FROM PARTITIONS. REF: 2/A-210, ER-2244, COMPLIANCE TO ASTM C635, ASTM C636, AND ASCE 7.

SUSPENDED GYPSUM BOARD SYSTEM: 5/8" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: 5/8" EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

FIRE-RESISTANCE RATINGS

STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. V720, STEEL COLUMNS WITH SPRAY APPLIED FIRE-PROOFING.

STRUCTURAL FRAME MEMBERS, ENHANCED: 2-HOUR RATING, U.L. X771 & U.L. V720, STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D788 & U.L. N791, COMPOSITE FLOOR ASSEMBLY OF 3 1/2" REINFORCED CONCRETE ON 3" D. 20 GA. METAL DECKING (5 1/2" TOTAL) SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P741, SINGLE PLY MEMBRANE ROOF OVER 1 1/2" M ETAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING

GENERAL NOTES:

1. PROVIDE 1/4" PER FOOT MINIMUM ROOF SLOPE. REFER TO STRUCTURAL FOR FRAMING ELEVATIONS.
2. ALL REFERENCED ROOF DETAILS ARE GENERIC IN NATURE. PROVIDE ALL DETAILING AS REQUIRED TO PROVIDE THE SPECIFIED WARRANTY AND PER MANUFACTURERS RECOMMENDATIONS.
3. PROVIDE TAPERED INSULATION CRICKETING AS REQUIRED TO MAINTAIN POSITIVE ROOF DRAINAGE.
4. PROVIDE TAPERED INSULATION CRICKETING AT ALL ROOF TOP EQUIPMENT AND ACCESSORIES.
5. OVERFLOW DRAINS SHALL BE 2" ABOVE PRIMARY ROOF DRAIN.
6. PROVIDE WALKWAY PAVERS ON PROTECTIVE MATS TO ACCESS ALL PORTIONS OF ROOFTOP MECHANICAL EQUIPMENT. DO NOT USE WALKWAY PAVERS FOR PIPE SUPPORTS.
7. PAINT ALL EXPOSED PIPING AND CONDUITS.
8. PROVIDE MECHANICAL CURBS AT ALL HVAC ROOFTOP EQUIPMENT LOCATIONS. RE: 7A-221 & MECHANICAL.
9. PROVIDE MEMBRANE ROOF FLASHING AT ALL ROOF PIPE PENETRATIONS. RE: 6A-221

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PLANNING & DEVELOPMENT

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10/08/09 PC

LAUTH
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DAVID TODD DECKER
No. 6960
REGISTERED
ARCHITECT
STATE OF NEVADA

SERVICES DESIGNED: MAR 27 2008

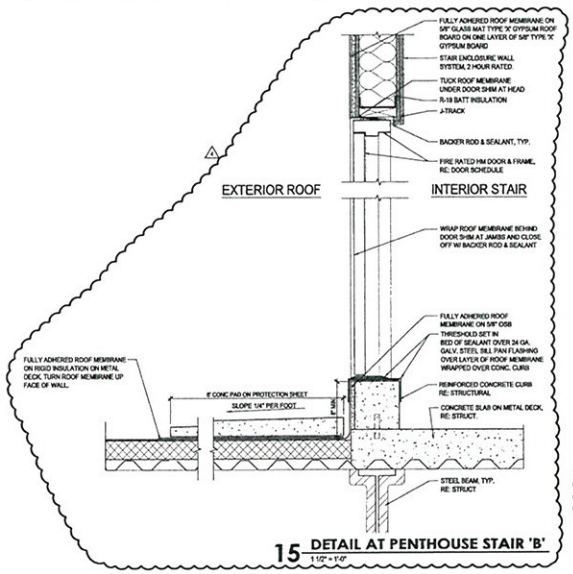
NO	DATE (YY-MM-DD)	DESCRIPTION
1	09-08-05	PLANNING SET
2	09-08-21	PLANNING SET
3	09-09-25	PLANNING SET
4	09-10-08	PLANNING SET

DATE (YY-MM-DD): 09-08-21
DRAWN BY: Staff, Turner
CONSULTANT COORDINATION: 02-18-10

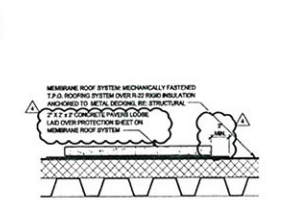
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

TITLE: ROOF PLAN

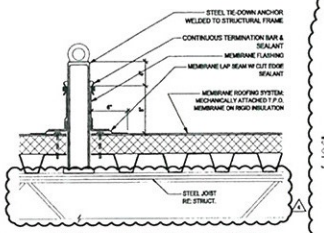
DRAWING NO: A-220
SHEET OF
TITLE: ROOF PLAN



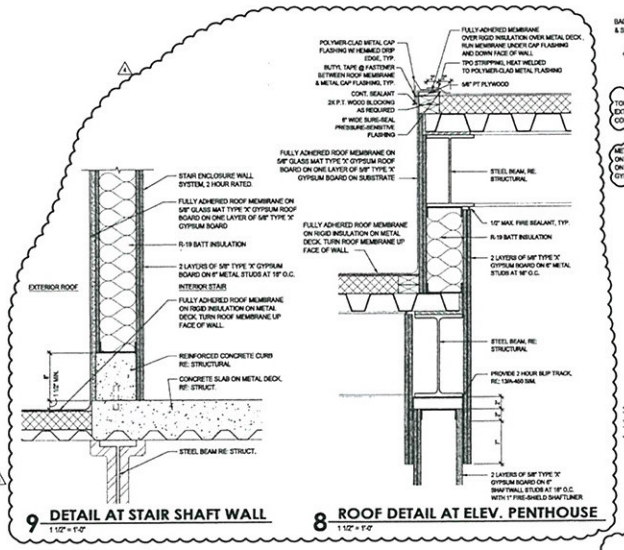
15 DETAIL AT PENTHOUSE STAIR 'B'
1 1/2" = 1'-0"



13 PAVER DETAIL
1 1/2" = 1'-0"

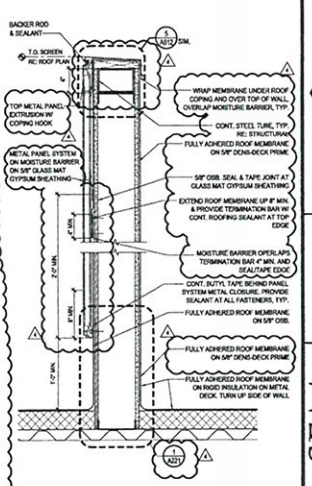


12 DETAIL - TIE-DOWN ANCHOR
1 1/2" = 1'-0"

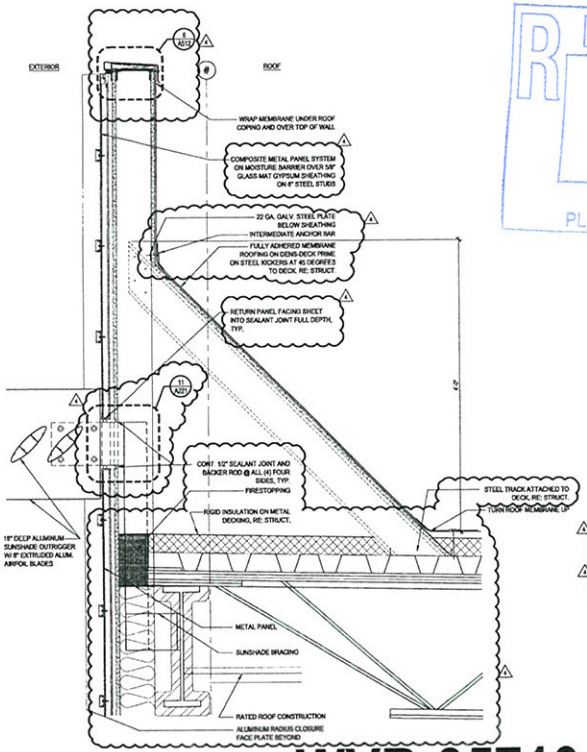


9 DETAIL AT STAIR SHAFT WALL
1 1/2" = 1'-0"

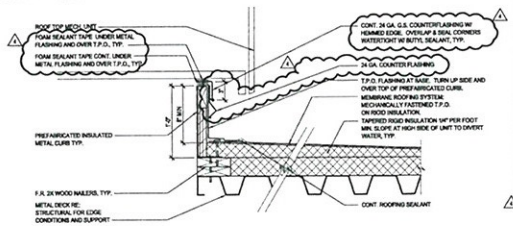
8 ROOF DETAIL AT ELEV. PENTHOUSE
1 1/2" = 1'-0"



4 DETAIL - SCREEN WALL
1 1/2" = 1'-0"

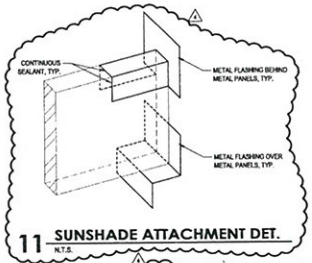


14 PARAPET KICKER DETAIL
1 1/2" = 1'-0"

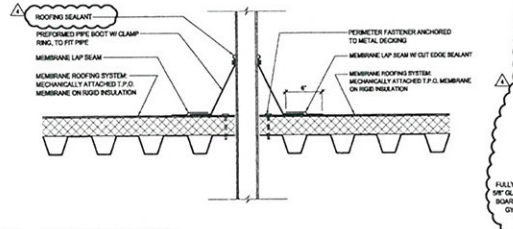


7 DETAIL - HVAC CURB
1 1/2" = 1'-0"

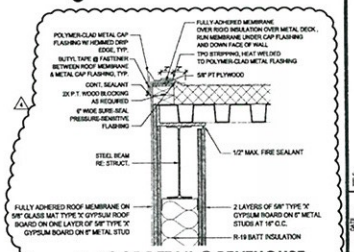
3 NOT USED



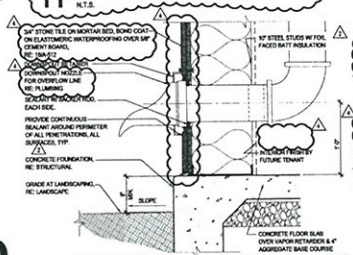
11 SUNSHADE ATTACHMENT DET.
N.T.S.



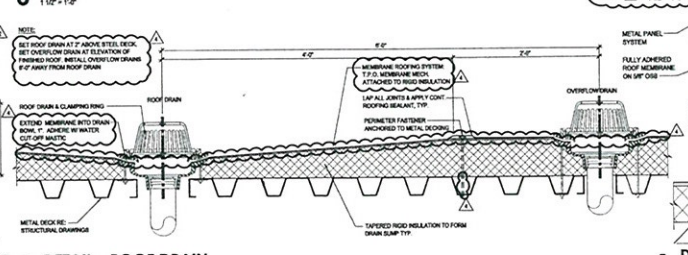
6 DETAIL - PIPE PENETRATION
1 1/2" = 1'-0"



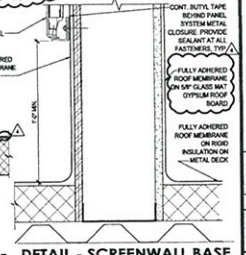
2 ROOF DETAIL @ PENTHOUSE
1 1/2" = 1'-0"



10 OVERFLOW DRAIN DETAIL AT GRADE
1 1/2" = 1'-0"



5 DETAIL - ROOF DRAIN
1 1/2" = 1'-0"



1 DETAIL - SCREENWALL BASE
3" = 1'-0"

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PLANNING & DEVELOPMENT

WVR-35710

10/08/09 PC

LAUTH
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PROJECT NUMBER: 784
STATE NUMBER:

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Denver CO 80246
303.228.8900
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DAVID TODD RECHER
REGISTERED
No. 9080
STATE OF NEVADA
DATE SIGNED: 10-8-09
RENEWAL: 12/31/2009

CERTIFIED BY:

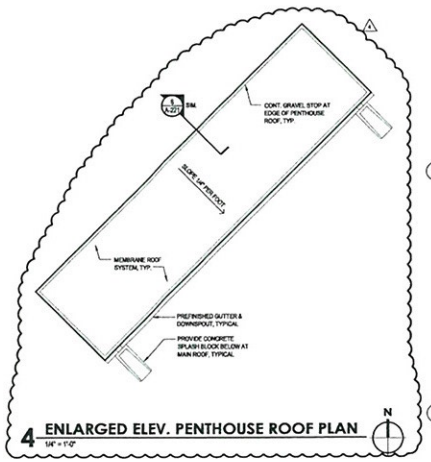
DATE: 07/17/09
SCALE: AS NOTED
DRAWN BY: DESIGNED BY: CHECKED BY:
CONSULTANT: Mech. Engineer
CONSULTANT: Civil Engineer
01-15-10

DESCRIPTION
NO. DATE
1 08-20-09 PLANNING SET
2 09-21-09 PLANNING SET
3 10-08-09 PLANNING SET
4 01-15-10 PLANNING SET

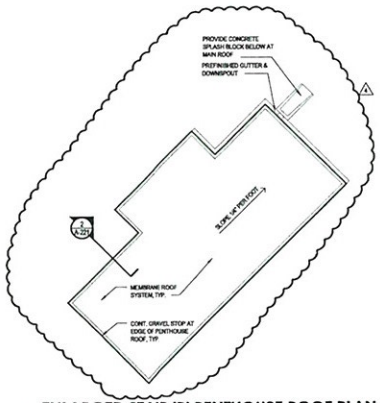
DRAWING NO: A-221
SHEET OF

TITLE: ROOF DETAILS

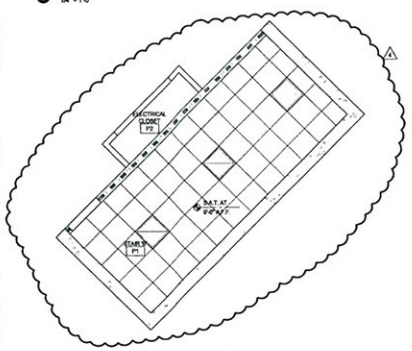
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada



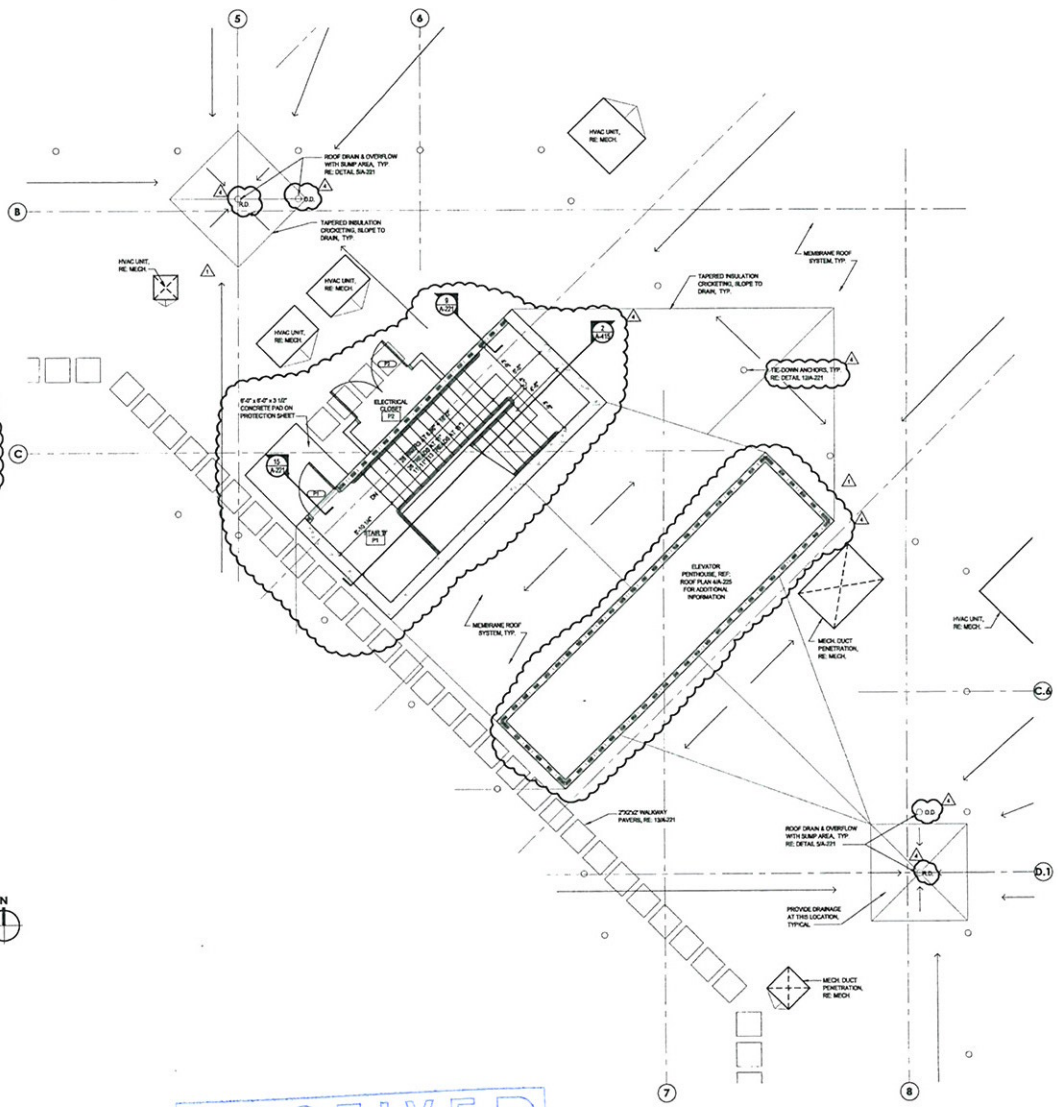
4 ENLARGED ELEV. PENTHOUSE ROOF PLAN
1/4" = 1'-0"



3 ENLARGED STAIR 'B' PENTHOUSE ROOF PLAN
1/4" = 1'-0"



2 ENLARGED STAIR 'B' REFLECTED CEILING PLAN
1/4" = 1'-0"



1 ENLARGED STAIR 'B' PENTHOUSE PLAN
1/4" = 1'-0"

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PLANNING & DEVELOPMENT

WVR-35710
10/08/09 PC

FLOOR SYSTEMS

ASPHALT PAVING ON GRADE SYSTEM: 2" ASPHALT ON GRADE AND 4" AGGREGATE BASE COURSE, REFER TO CIVIL.

SLAB ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, 3" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL.

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, OVER 3" SAND CAP, OVER VAPOR RETARDER, OVER 6" AGGREGATE BASE COURSE, REFER TO STRUCTURAL. PROVIDE LIGHT BROOMED FINISH. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

ROOF SYSTEMS

MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED T.P.O. ROOFING SYSTEM OVER R-22 RIGID INSULATION ANCHORED TO METAL DECKING. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW

EXTERIOR WALL SYSTEMS

EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASS MAT GYPSUM SHEATHING ON STEEL STUDS, RE: STRUCT PROVIDE 3" FOIL FACED BATT INSULATION (R-19).

WINDOW SYSTEMS

ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL FRAMING WITH 1" INSULATED TINTED LOW E" GLAZING SYSTEM.

INTERIOR WALL SYSTEMS

W1 - TYPICAL WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE, ON TENANT SIDE TO 9" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD

W2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 9" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD

W5 - EGRESS ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. EA. SIDE 3 5/8" METAL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-465

W4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE, TO 9" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD

W4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON EACH SIDE, TO 9" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD

W5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ONE SIDE, TO 9" ABOVE CEILING, ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD

W5A - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD TO 9" ABOVE CEILING, ONE SIDE OF 6" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD

W6 - STAIR ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 6" METAL STUDS AT 16" O.C. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-496

W7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. WE 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-415

W8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-19 (6 1/2") FOIL-FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL. HOLD 1" MIN. OFF. EXTEND WALL TO UNDERSIDE OF METAL DECKING. PROVIDE SLIP TRACK HEAD. GYPSUM BD. FINISH BY TENANTS, N.I.C.

W9 - MECHANICAL SHAFT WALL: 5/8" TYPE 'X' GYPSUM BD. ON 4" SHAFTWALL STUDS AT 16" O.C. WE 1" GYPSUM BD. LINER. 1-HOUR RATED ASSEMBLY, UL # U-498

W10 - INTERIOR WALL SYSTEM: 6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 9" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD

W11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1-HOUR RATED ASSEMBLY, UL # U-465

W12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS ON CONCRETE WALLS. GYP. BD. TO STRUCTURE ON CORRIDOR SIDE.

CEILING SYSTEMS

SUSPENDED CEILING SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. ISOLATE GRID FROM PARTITIONS, RE: 2/A-210, ER-2244, COMPLIANCE TO ASTM C635, ASTM C636, AND ASCE 7.

SUSPENDED GYPSUM BOARD SYSTEM: 1/2" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: 5/8" EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

FIRE-RESISTANCE RATINGS

STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. 912b, STEEL COLUMNS WITH SPRAY APPLIED FIRE-PROOFING

STRUCTURAL FRAME MEMBERS, ENHANCED: 2-HOUR RATING, U.L. X771 & U.L. 912b, STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D788 & U.L. N791, COMPOSITE FLOOR ASSEMBLY OF 3 1/2" REINFORCED CONCRETE ON 3" D. 20 GA. METAL DECKING (6 1/2" TOTAL) SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P741, SINGLE PLY MEMBRANE ROOF OVER 1 1/2" METAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

GENERAL NOTES:

1. PROVIDE 1/4" PER FOOT MINIMUM ROOF SLOPE, REFER TO STRUCTURAL FOR FRAMING ELEVATIONS.
2. ALL REFERENCED ROOF DETAILS ARE GENERIC IN NATURE. PROVIDE ALL DETAILING AS REQUIRED TO PROVIDE THE SPECIFIED WARRANTY AND PER MANUFACTURERS RECOMMENDATIONS.
3. PROVIDE TAPERED INSULATION CRICKETING AS REQUIRED TO MAINTAIN POSITIVE ROOF DRAINAGE.
4. PROVIDE TAPERED INSULATION CRICKETING AT ALL ROOF TOP EQUIPMENT AND ACCESSORIES.
5. OVERFLOW DRAINS SHALL BE 2" ABOVE PRIMARY ROOF DRAIN.
6. PROVIDE WALKWAY PAVERS ON PROTECTIVE MATS TO ACCESS ALL PORTIONS OF ROOFTOP MECHANICAL EQUIPMENT. DO NOT USE WALKWAY PAVERS FOR PIPE SUPPORTS.
7. PAINT ALL EXPOSED PIPING AND CONDUITS.

LAUTH
866 848 6500 · www.lauth.net

LAUTH PROPERTY GROUP
PROJECT MGR.
CONTACT: K. KELLY
TELEPHONE: 734-274-5466
FAX NUMBER: 734-274-5466
E-MAIL: rkelly@lauth.net
PROJECT NUMBER: 7984
07-01-14 AGENDA

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5175 S. Colorado Blvd
Suite 110
Denver CO 80246
303 220 9700
303 220 9708
www.STEARNSCONRAD.com

DONALD TODD DECKER
REGISTERED
No. 6080
DATE
ARCHITECT
STATE OF NEVADA

DESIGNED BY

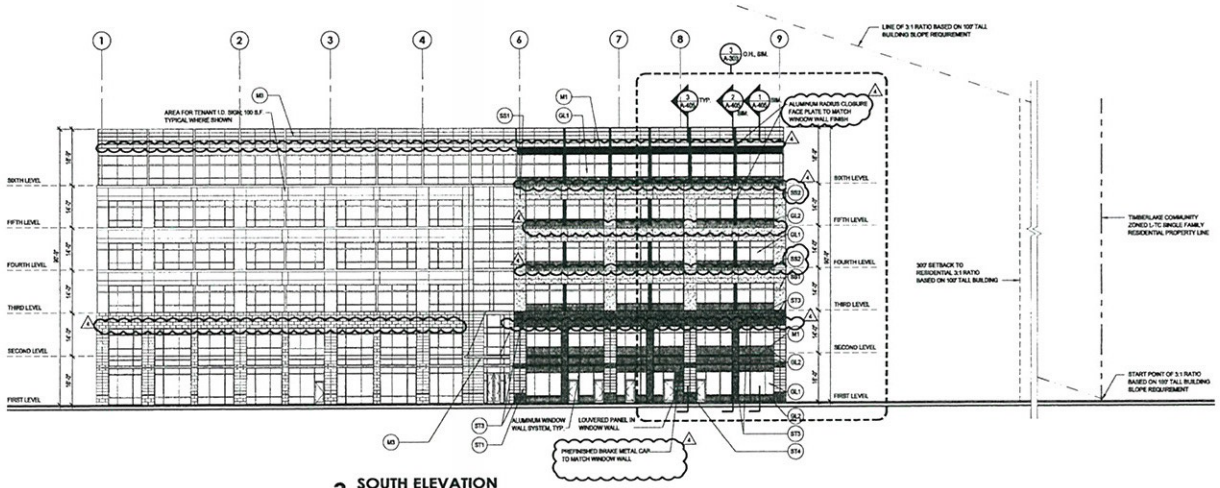
TITLE: PENTHOUSE PLANS

PROJECT:
MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

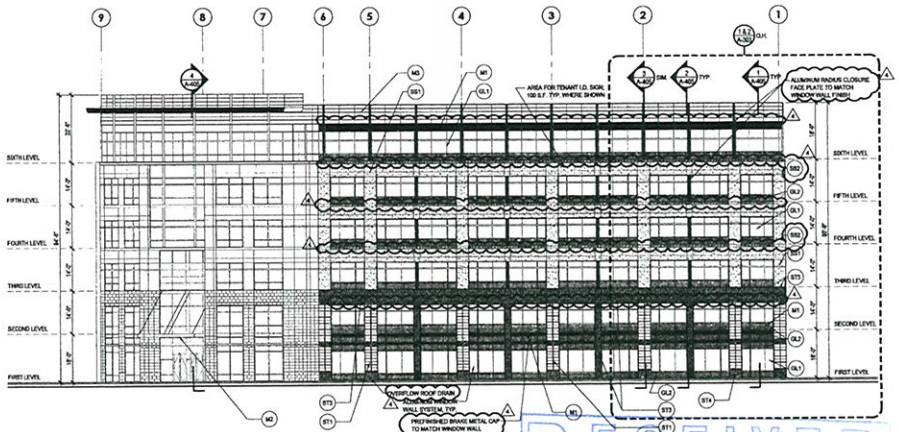
REV	DATE (MM/DD/YR)	DESCRIPTION
1	10/07/09	PER CITY REVIEW COMMENTS
2	10/08/09	PER CITY REVIEW COMMENTS

DRAWING NO. A-225
SHEET OF

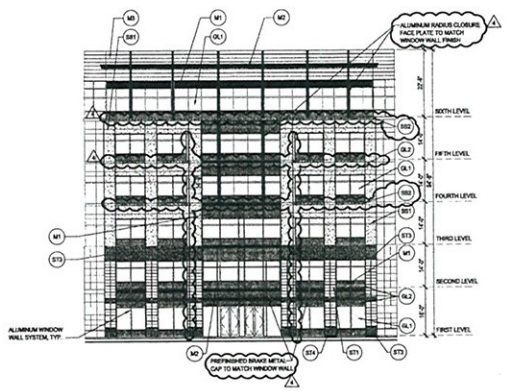
TITLE: PENTHOUSE PLANS



3 SOUTH ELEVATION
1/16" = 1'-0"



2 NORTH ELEVATION
1/16" = 1'-0"



1 PARTIAL ELEVATION AT MAIN ENTRY
1/16" = 1'-0"

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WVR-35710
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FLOOR SYSTEMS

ASPHALT PAVING ON GRADE SYSTEM: 2" ASPHALT ON GRADE AND 4" AGGREGATE BASE COURSE, REFER TO CIVIL

SLAB ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, 2" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL.

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, OVER 2" SAND CAP, OVER VAPOR RETARDER, OVER 6" AGGREGATE BASE COURSE, REFER TO STRUCTURAL. PROVIDE LIGHT BROOMED FINISH, PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

ROOF SYSTEMS

MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED T.P.O. ROOFING SYSTEM OVER R-22 RIGID INSULATION ANCHORED TO METAL DECKING. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

EXTERIOR WALL SYSTEMS

EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASS MAT GYPSUM SHEATHING ON STEEL STUDS, RE; STRUCT. PROVIDE 6" FOIL FACED BATT INSULATION (R-19).

WINDOW SYSTEMS

ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL FRAMING WITH 1" INSULATED TINTED / LOW 'E' GLAZING SYSTEM.

INTERIOR WALL SYSTEMS

W1 - TYPICAL WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE, ON TENANT SIDE, TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING, EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W3 - EGRESS ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. EA. SIDE, 3 5/8" METAL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495.

W4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE, TO 6" ABOVE CEILING ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON EACH SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ONE SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5A - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. TO 6" ABOVE CEILING, ONE SIDE OF 6" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W6 - STAIR ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 6" METAL STUDS AT 16" O.C. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495.

W7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-415.

W8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-19 (3 1/2") FOIL FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL, HOLD 1" MIN. OFF. EXTEND WALL TO UNDERSIDE OF METAL DECKING. PROVIDE SLIP TRACK HEAD. GYPSUM BD. FINISH BY TENANTS, N.I.C.

W9 - MECHANICAL SHAFT WALL: 5/8" TYPE 'X' GYPSUM BD. ON 4" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER, 1-HOUR RATED ASSEMBLY, UL # U-498.

W10 - INTERIOR WALL SYSTEM: 6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 6" ABOVE CEILING, EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1-HOUR RATED ASSEMBLY, UL # U-465.

W12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS ON CONCRETE WALLS. GYP. BD. TO STRUCTURE ON CORRIDOR SIDE.

CEILING SYSTEMS

SUSPENDED CEILING SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. 60X.X.TE GYPD FROM PARTITIONS, RE 2/A-210, E/9-2/A4, COMPLIANCE TO ASTM C636, ASTM C635, AND ASCE 7.

SUSPENDED GYPSUM BOARD SYSTEM: 1/2" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING, PAINTED, E/9-1308

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: 5/8" EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING, PAINTED, E/9-1308

FIRE-RESISTANCE RATINGS

STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. 9729, STEEL COLUMNS WITH SPRAY APPLIED FIRE-PROOFING.

STRUCTURAL FRAME MEMBERS, ENHANCED: 2-HOUR RATING, U.L. X771 & U.L. 9729, STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D788 & U.L. N791, COMPOSITE FLOOR ASSEMBLY OF 3 1/2" REINFORCED CONCRETE ON 3" D. 20 GA. METAL DECKING (5 1/2" TOTAL) SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P741, SINGLE PLY MEMBRANE ROOF OVER 1 1/2" METAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

GENERAL NOTES:

1. PROVIDE KEY LOCK BOX, LOCATE PER FIRE DEPARTMENT REQUIREMENTS, VERIFY LOCATION WITH ARCHITECT.
2. PAINT ALL EXPOSED UTILITY EQUIPMENT, PIPES, CONDUIT, ETC. TO MATCH ADJACENT FINISH MATERIAL.
3. PROVIDE TEMPERED/SAFETY GLASS AS REQUIRED BY GOVERNING JURISDICTION.

MATERIALS LEGEND:

- ST1 STONE VENEER - 3/4" RENAISSANCE, CARAMEL, SMOOTH-FACED ADHERED OVER SUBSTRATE, RE: 19/A-512.
- ST2 NOT USED.
- ST3 STONE VENEER - 3/4" RENAISSANCE, MONTECITO CUSTOM BLEND - ELIMINERAND (BIENNIAL) ROCKED-FACED ADHERED OVER SUBSTRATE, RE: 19/A-512.
- ST4 STONE VENEER - 3/4" RENAISSANCE, CARAMEL, ROCK-FACED ADHERED OVER SUBSTRATE, RE: 19/A-512.
- SS1 CEMENT BOARD STUCCO SYSTEM FIELD - FINE TEXTURE, COLOR TO BE SELECTED (EIFS-1004)
- SS2 CEMENT BOARD STUCCO SYSTEM ACCENT - FINE TEXTURE, COLOR TO BE SELECTED (EIFS-1004)
- GL1 1" TINTED INSULATING GLASS UNITS (VISION)
- GL2 1" TINTED, INSULATING SPANDREL GLASS
- M1 PREFINISHED COMPOSITE METAL SANDWICH PANEL
- M2 PREFINISHED METAL SUN CONTROL
- M3 PREFINISHED COMPOSITE METAL PANEL SYSTEM, ESR PFC-4291
- C1 INTEGRALLY COLORED, SPLIT-FACED CONCRETE MASONRY UNIT (CMU)
- PC1 INTEGRALLY COLORED, CONCRETE MASONRY UNIT CAP

LAUTH
866 848 6500 - www.lauth.net

LAUTH PROPERTY GROUP
PROJECT MGR.
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TELEPHONE: 720.279.5488
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E-MAIL: rkelly@lauth.net
PROJECT NUMBER: 7984
STATE NUMBER:

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303 220 8900
303 220 8990 fax
www.SEMarchitects.com

DAVID TODD DECKER
REGISTERED
No. 6080
DATE SIGNED
STATE OF NEVADA
CERTIFIED

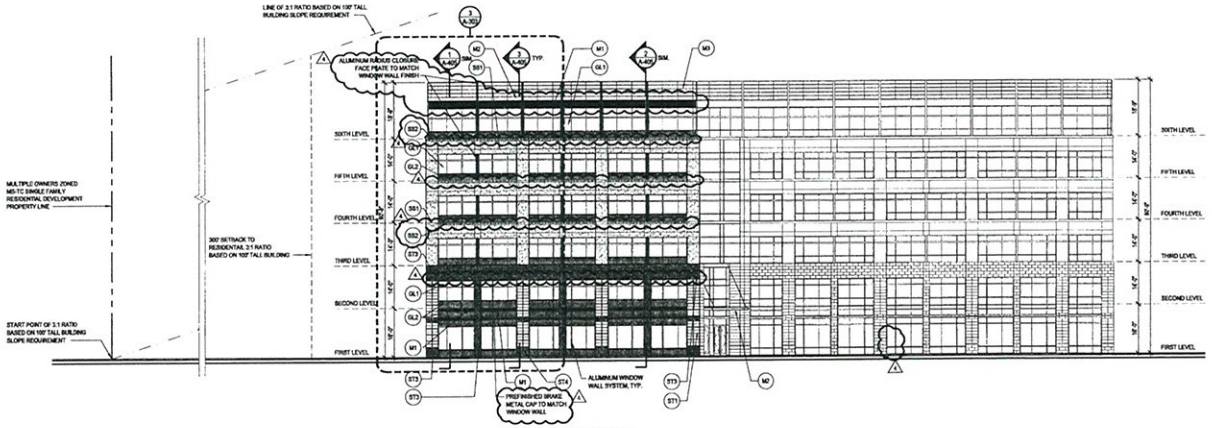
NO	DATE (YYYY.MM.DD)	DESCRIPTION
1	2009.08.21	CITY COMMENTS

CONSULTANT CONTACT:
CONSULTANT TELEPHONE NUMBER:

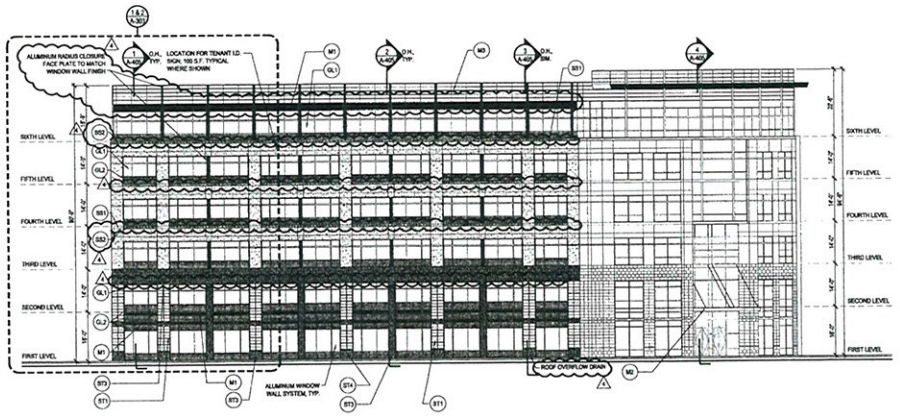
DRAWING NO. A-300
SHEET OF

TITLE: EXTERIOR ELEVATIONS

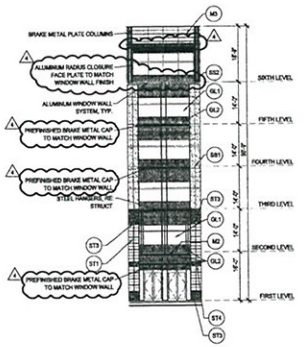
PROJECT
MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada



3 WEST ELEVATION
1/16" = 1'-0"



2 EAST ELEVATION
1/16" = 1'-0"



1 PARTIAL ELEVATION AT BACK ENTRY
1/16" = 1'-0"

WVR-35710
10/08/09 PC

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FLOOR SYSTEMS

ASPHALT PAVING ON GRADE SYSTEM: 2" ASPHALT ON GRADE AND 4" AGGREGATE BASE COURSE, REFER TO CIVIL.

SLAB ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, 3" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL.

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL, PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, OVER 3" SAND CAV. OVER VAPOR RETARDER, OVER 6" AGGREGATE BASE COURSE, REFER TO STRUCTURAL. PROVIDE LIGHT BROOMED FINISH, PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

ROOF SYSTEMS

MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED T.P.O. ROOFING SYSTEM OVER R-22 RIGID INSULATION ANCHORED TO METAL DECKING. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

EXTERIOR WALL SYSTEMS

EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASS MAT GYPSUM SHEATHING ON STEEL STUDS, RE: STRUCT. PROVIDE 6" FOIL-FACED BATT INSULATION (R-19).

WINDOW SYSTEMS

ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL FRAMING WITH 1" INSULATED TINTED / LOW 'E' GLAZING SYSTEM.

INTERIOR WALL SYSTEMS

IW1 - TYPICAL WALL SYSTEM: 5 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE, ON TENANT SIDE TO 8" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

IW2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE TO 8" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

IW3 - DEFRESS ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. EA. SIDE, 3 5/8" METAL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-499.

IW4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE, TO 8" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

IW4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON EACH SIDE, TO 8" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

IW5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ONE SIDE, TO 4" ABOVE CEILING, ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

IW5A - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. TO 4" ABOVE CEILING, ONE SIDE OF 6" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

IW6 - STAIR ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 6" METAL STUDS AT 16" O.C. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL# U-495.

IW7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-419.

IW8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-16 (3 1/2") FOIL-FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL, HOLD 1" MIN. OFF. EXTEND WALL TO UNDERSIDE OF METAL DECKING. PROVIDE SLIP TRACK HEAD. GYPSUM BD. FINISH BY TENANTS, N.I.C.

IW9 - MECHANICAL SHAFT WALL: 5/8" TYPE 'X' GYPSUM BD. ON 4" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. 1-HOUR RATED ASSEMBLY, UL # U-495.

IW10 - INTERIOR WALL SYSTEM: 6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 8" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

IW11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1-HOUR RATED ASSEMBLY, UL # U-495.

IW12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS ON CONCRETE WALLS, GYP. BD. TO STRUCTURE ON CORRIDOR SIDE.

CEILING SYSTEMS

SUSPENDED CEILING SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. ISOLATE GRID FROM PARTITIONS, RE: 3A-216, ER-2264, COMPLIANCE TO ASTM C635, ASTM C636, AND ASCE 7.

SUSPENDED GYPSUM BOARD SYSTEM: 5/8" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: 5/8" EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING, PAINTED ER-1338

FIRE-RESISTANCE RATINGS

STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. V725, STEEL COLUMNS WITH SPRAY APPLIED FIRE-PROOFING.

STRUCTURAL FRAME MEMBERS, ENHANCED: 2-HOUR RATING, U.L. X771 & U.L. V726, STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D788 & U.L. N791, COMPOSITE FLOOR ASSEMBLY OF 3 1/2" REINFORCED CONCRETE ON 3" D. 20 GA. METAL DECKING (6 1/2" TOTAL) SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P741, SINGLE PLY MEMBRANE ROOF OVER 1 1/2" METAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

GENERAL NOTES:

1. PROVIDE KEY LOCK BOX, LOCATE PER FIRE DEPARTMENT REQUIREMENTS, VERIFY LOCATION WITH ARCHITECT.
2. PAINT ALL EXPOSED UTILITY EQUIPMENT, PIPES, CONDUIT, ETC. TO MATCH ADJACENT FINISH MATERIAL.
3. PROVIDE TEMPERED/SAFETY GLASS AS REQUIRED BY GOVERNING JURISDICTION.

MATERIALS LEGEND:

- ST1 STONE VENEER - 3-5" RENAISSANCE, CARAMEL, SMOOTH-FACED, ADHERED OVER SUBSTRATE, RE: WAA-512.
- ST2 NOT USED.
- ST3 STONE VENEER - 3-5" RENAISSANCE, MONTECITO CUSTOM BLEND - CUMBERLAND (BEIGE) ROCKED-FACED ADHERED OVER SUBSTRATE RE: WAA512.
- ST4 STONE VENEER - 3-5" RENAISSANCE, CARAMEL, ROCK-FACED, ADHERED OVER SUBSTRATE RE: WAA-512.
- CB1 CEMENT BOARD STUCCO SYSTEM FIELD - FINE TEXTURE, COLOR TO BE SELECTED (EIR-1094)
- CB2 CEMENT BOARD STUCCO SYSTEM ACCENT - FINE TEXTURE, COLOR TO BE SELECTED (EIR-1094)
- GL1 1" TINTED INSULATING GLASS UNITS (VISION)
- GL2 1" TINTED, INSULATING SPANDREL GLASS
- M1 PREFINISHED COMPOSITE METAL SANDWICH PANEL
- M2 PREFINISHED METAL SUN CONTROL
- M3 PREFINISHED COMPOSITE METAL PANEL SYSTEM, ESR PFC-4091
- C1 INTEGRALLY COLORED, SPLIT-FACED CONCRETE MASONRY UNIT (CMU)
- PC1 INTEGRALLY COLORED, CONCRETE MASONRY UNIT CAP

LAUTH
866 848 6500 - www.lauth.net

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DEVELOPMENT MGR. BILLY
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E-MAIL: bob.lauth@lauthgroup.com
PROJECT NUMBER: 1964
STATE NUMBER:

SEM
OF NEVADA, LLC
6775 S Colorado Blvd
Suite 100
Denver CO 80246
303 220 9900
303 220 9902 fax
www.13lauthstreet.com

JAMES TODD DECKER
REGISTERED
No. 9880
DATE SIGNED
OCTOBER 7, 2009
STATE OF NEVADA

DEPARTMENT OF BUILDING & SAFETY

REV	DATE (YYYY-MM-DD)	DESCRIPTION
1	2009-08-21	CITY COMMENTS

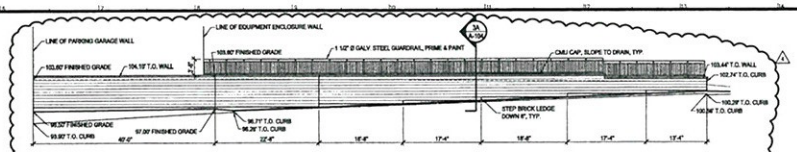
CONSULTANT DISCIPLINE: Arch. Section
CONSULTANT JOB NUMBER: 13-3-5.0

TITLE: EXTERIOR ELEVATIONS

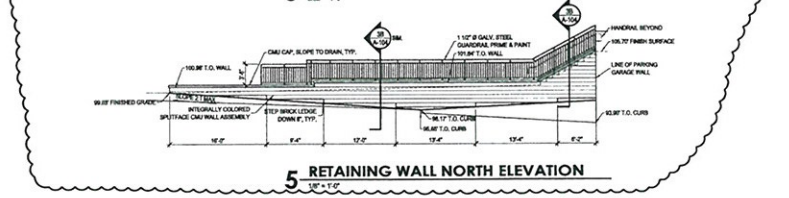
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

DRAWING NO: A-301
SHEET OF

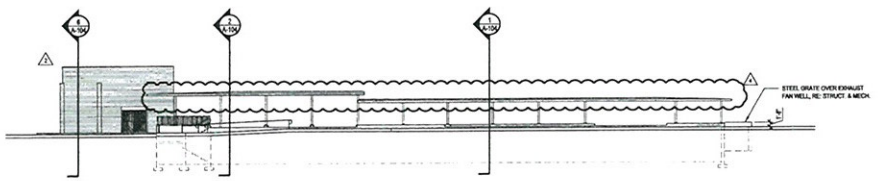
TITLE: EXTERIOR ELEVATIONS



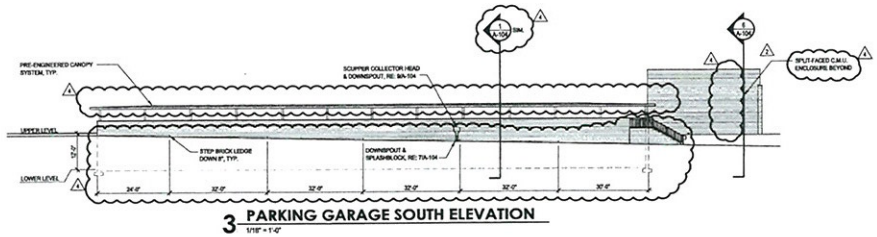
6 RETAINING WALL SOUTH ELEVATION
3/32" = 1'-0"



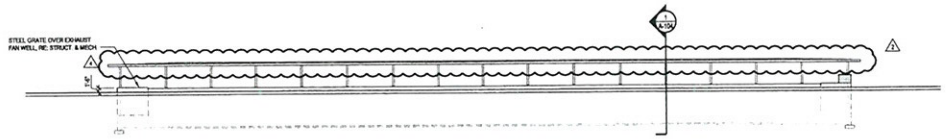
5 RETAINING WALL NORTH ELEVATION
3/8" = 1'-0"



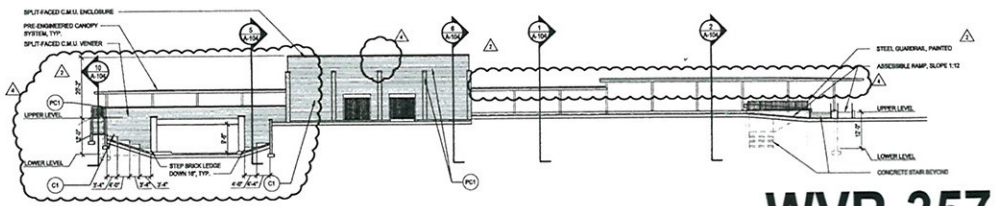
4 PARKING GARAGE NORTH ELEVATION
1/16" = 1'-0"



3 PARKING GARAGE SOUTH ELEVATION
1/16" = 1'-0"



2 PARKING GARAGE WEST ELEVATION
1/16" = 1'-0"



1 PARKING GARAGE EAST ELEVATION
1/16" = 1'-0"

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10/08/09 PC

FLOOR SYSTEMS
ASPHALT PAVING ON GRADE SYSTEM: 2" ASPHALT ON GRADE AND 4" AGGREGATE BASE COURSE, REFER TO CIVIL.

SLAB ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, 2" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL.

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL, PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, OVER 2" SAND CAP, OVER VAPOR RETARDER, OVER 8" AGGREGATE BASE COURSE, REFER TO STRUCTURAL. PROVIDE LIGHT BROOMED FINISH. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

ROOF SYSTEMS
MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED T.P.O. ROOFING SYSTEM OVER R-22 RIGID INSULATION ANCHORED TO METAL DECKING. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

EXTERIOR WALL SYSTEMS
EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASS MAT GYPSUM SHEATHING ON STEEL STUDS, RE: STRUCT. PROVIDE 3" FOIL-FACED BATT INSULATION (R-19).

WINDOW SYSTEMS
ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL FRAMING WITH 1" INSULATED TINTED LOW E GLAZING SYSTEM.

INTERIOR WALL SYSTEMS
W1 - TYPICAL WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE. GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE, ON TENANT SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W3 - EGRESS ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. EA. SIDE 3 5/8" METAL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-465.

W4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON EACH SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ONE SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5A - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. TO 6" ABOVE CEILING, ONE SIDE OF 6" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W6 - STAIR ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 6" METAL STUDS AT 16" O.C. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-465.

W7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-415.

W8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-19 (3 1/2") FOIL FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL, HOLD 1" MIN. OFF. EXTEND WALL TO UNDERSIDE OF METAL DECKING. PROVIDE SLIP TRACK HEAD. GYPSUM BD. FINISH BY TENANTS, N.I.C.

W9 - MECHANICAL SHAFT WALL: 5/8" TYPE 'X' GYPSUM BD. ON 4" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. 1-HOUR RATED ASSEMBLY, UL # U-465.

W10 - INTERIOR WALL SYSTEM: 6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1-HOUR RATED ASSEMBLY, UL # U-465.

W12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS ON CONCRETE WALLS. GYP. BD. TO STRUCTURE ON CORRIDOR SIDE.

CEILING SYSTEMS
SUSPENDED CEILING SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. ISOLATE GRID FROM PARTITIONS. RE: 2/A-210, ER-2244, COMPLIANCE TO ASTM C635, ASTM C636, AND ASCE 7.

SUSPENDED GYPSUM BOARD SYSTEM: 1/2" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: 5/8" EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

FIRE-RESISTANCE RATINGS
STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. Y726, STEEL COLUMNS WITH SPRAY APPLIED FIRE-PROOFING.

STRUCTURAL FRAME MEMBERS, ENHANCED: 2-HOUR RATING, U.L. X771 & U.L. Y726, STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D788 & U.L. N791; COMPOSITE FLOOR ASSEMBLY OF 2 1/2" REINFORCED CONCRETE ON 3" D. 20 GA. METAL DECKING (5 1/2" TOTAL) SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P741. SINGLE PLY MEMBRANE ROOF OVER 1 1/2" METAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

MATERIALS LEGEND:

ST1	STONE VENEER - 3/4" RENAISSANCE, CARAMEL, SMOOTH-FACED, ADHERED OVER SUBSTRATE, RE: 18/A-512.
ST2	NOT USED.
ST3	STONE VENEER - 3/4" RENAISSANCE, MONTECITO CUSTOM BLEND - CUMBERLAND (SENNA), ROCKED-FACED ADHERED OVER SUBSTRATE RE: 18/A-512.
ST4	STONE VENEER - 3/4" RENAISSANCE, CARAMEL, ROCK-FACED ADHERED OVER SUBSTRATE, RE: 18/A-512.
SS1	CEMENT BOARD STUCCO SYSTEM FIELD - FINE TEXTURE, COLOR TO BE SELECTED FOR USE.
SS2	CEMENT BOARD STUCCO SYSTEM ACCENT - FINE TEXTURE, COLOR TO BE SELECTED FOR USE.
GL1	1" TINTED INSULATING GLASS UNITS (VISION)
GL2	1" TINTED, INSULATING SPANDREL GLASS
M1	PREFINISHED COMPOSITE METAL SANDWICH PANEL
M2	PREFINISHED METAL SUN CONTROL
M3	PREFINISHED COMPOSITE METAL PANEL SYSTEM, ESR PFC-4291
C1	INTEGRALLY COLORED, SPLIT-FACED CONCRETE MASONRY UNIT (CMU)
PC1	INTEGRALLY COLORED, CONCRETE MASONRY UNIT CAP

LAUTH
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STATE NUMBER:

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6773 S Colorado Blvd
Suite 200
Denver CO 80246
303 220 8900
303 220 8990 Fax
www.SEMarchitects.com

DAVID TODD DECKER
REGISTERED
No. 7900
DATE SIGNED
OCT 2009
STATE OF NEVADA

DESIGNED by

TITLE: PARKING GARAGE ELEVATIONS

PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

NO	DATE (YYYY-MM-DD)	DESCRIPTION
1	2009-08-21	PLANNING SUBMITTAL
2	2009-09-18	PLANNING RESUBMITTAL
3	2009-10-02	PLANNING RESUBMITTAL
4	2009-10-08	PLANNING RESUBMITTAL

DRAWN BY: JW
CHECKED BY: DD
CONSULTANT CONTACT:
CONSULTANT CONTACT:
DATE (YYYY-MM-DD): 2009-08-21

DRAWING NO. A-302
SHEET OF

TITLE: PARKING GARAGE ELEVATIONS

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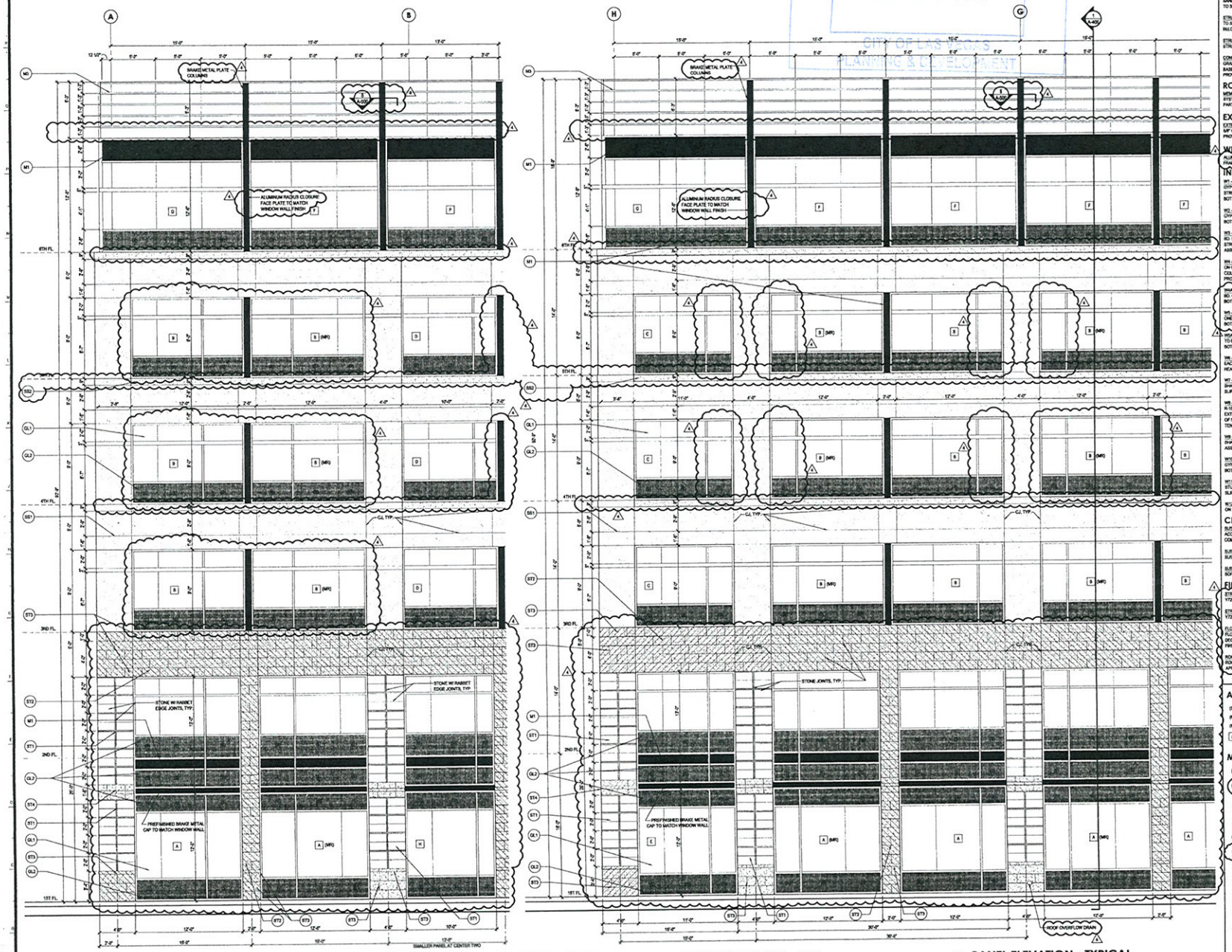
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



3 PANEL ELEVATION - SMALL 1/4" = 1'-0"

2 PANEL ELEVATION - END 1/8" = 1'-0"

1 PANEL ELEVATION - TYPICAL 1/4" = 1'-0"

WVR-35710

10/08/09 PC

FLOOR SYSTEMS

ASPHALT PAVING ON GRADE SYSTEM: 2" ASPHALT ON GRADE AND 6" AGGREGATE BASE COURSE, REFER TO CIVIL

SLAB ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, 2" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL.

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL, PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, OVER 2" SAND CAY, OVER VAPOR RETARDER, OVER 6" AGGREGATE BASE COURSE, REFER TO STRUCTURAL. PROVIDE LIGHT BROOMED FINISH, PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

ROOF SYSTEMS

MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED T.P.O. ROOFING SYSTEM OVER R-22 RIGID INSULATION ANCHORED TO METAL DECKING. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED B/S.O.W

EXTERIOR WALL SYSTEMS

EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASS MAT GYPSUM SHEATHING ON STEEL STUDS, RE; STRUCT. PROVIDE 6" FOIL-FACED BATT INSULATION (R-19).

WINDOW SYSTEMS

ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL FRAMING WITH 1" INSULATED TINTED / LOW 'E' GLAZING SYSTEM.

INTERIOR WALL SYSTEMS

W1 - TYPICAL WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE, ON TENANT SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W3 - EGRESS ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. EA. SIDE 3 5/8" MTL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 3-HOUR RATED ASSEMBLY, UL # U-495.

W4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE, TO 6" ABOVE CEILING, ON 3 5/8" MTL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ONE SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5A - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. TO 6" ABOVE CEILING, ONE SIDE OF 6" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W6 - STAIR ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 6" METAL STUDS AT 16" O.C. PROVIDE RATED SLIP TRACK HEAD. 3-HOUR RATED ASSEMBLY, UL # U-495.

W7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-415.

W8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-19 (3 1/2") FOIL FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL, HOLD 1" MIN. OFF. EXTEND WALL TO UNDERSIDE OF METAL DECKING. PROVIDE SLIP TRACK HEAD. GYPSUM BD. FINISH BY TENANTS, N.I.C.

W9 - MECHANICAL SHAFT WALL: 5/8" TYPE 'X' GYPSUM BD. ON 4" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. 1-HOUR RATED ASSEMBLY, UL # U-495.

W10 - INTERIOR WALL SYSTEM: 6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1-HOUR RATED ASSEMBLY, UL # U-495.

W12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS ON CONCRETE WALLS. DYP. BD. TO STRUCTURE ON CORRIDOR SIDE.

CEILING SYSTEMS

SUSPENDED CEILING SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. ISOLATE GRID FROM PARTITIONS, RE: 39A-210, E39-2244, COMPLIANCE TO ASTM C636, ASTM C636, AND ASCE 7.

SUSPENDED GYPSUM BOARD SYSTEM: 1/2" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING, PAINTED. E39-1338

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: 5/8" EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING, PAINTED. E39-1338

FIRE-RESISTANCE RATINGS

STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. V726, STEEL COLUMNS WITH SPRAY APPLIED FIRE-PROOFING.

STRUCTURAL FRAME MEMBERS, ENHANCED: 2-HOUR RATING, U.L. X771 & U.L. V726, STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D788 & U.L. N791, COMPOSITE FLOOR ASSEMBLY OF 3 1/2" REINFORCED CONCRETE ON 3" D. 20 GA. METAL DECKING (6 1/2" TOTAL) SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P741. SINGLE PLY MEMBRANE ROOF OVER 1 1/2" METAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ABBREVIATIONS LEGEND:

(S) SPANDREL GLASS
(M) PREFINISHED METAL PANE INSERTED IN WINDOW FRAME
(MR) MIRROR
A WINDOW TYPE, RE: SHEET A602

MATERIALS LEGEND:

ST1 STONE VENEER - 3/4" RENAISSANCE, CARAMEL, SMOOTH-FACED ADHERED OVER SUBSTRATE, RE: 18M-512.
ST2 NOT USED.
ST3 STONE VENEER - 3/4" RENAISSANCE, MONTECITO CUSTOM BLEND - CUMBERLAND (BIENNIAL) ROCKED-FACED ADHERED OVER SUBSTRATE RE: 18M-512.
ST4 STONE VENEER - 3/4" RENAISSANCE, CARAMEL, ROCK-FACED ADHERED OVER SUBSTRATE, RE: 18M-512.
ST1 CEMENT BOARD STUCCO SYSTEM FIELD - FINE TEXTURE, COLOR TO BE SELECTED (E39-1084)
ST2 CEMENT BOARD STUCCO SYSTEM ACCENT - FINE TEXTURE, COLOR TO BE SELECTED (E39-1084)
GL1 1" TINTED INSULATING GLASS UNITS (VISION)
GL2 1" TINTED, INSULATING SPANDREL GLASS
M1 PREFINISHED COMPOSITE METAL SANDWICH PANEL
M2 PREFINISHED METAL SUN CONTROL
M3 PREFINISHED COMPOSITE METAL PANEL SYSTEM, ESR PFC-4091
C1 INTEGRALLY COLORED, SPLIT-FACED CONCRETE MASONRY UNIT (CMU)
PC1 INTEGRALLY COLORED, CONCRETE MASONRY UNIT CAP

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DAVID TODD DICKEY
REGISTERED
No. 8098
DATE SIGNED
ARCHITECT
STATE OF NEVADA

PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

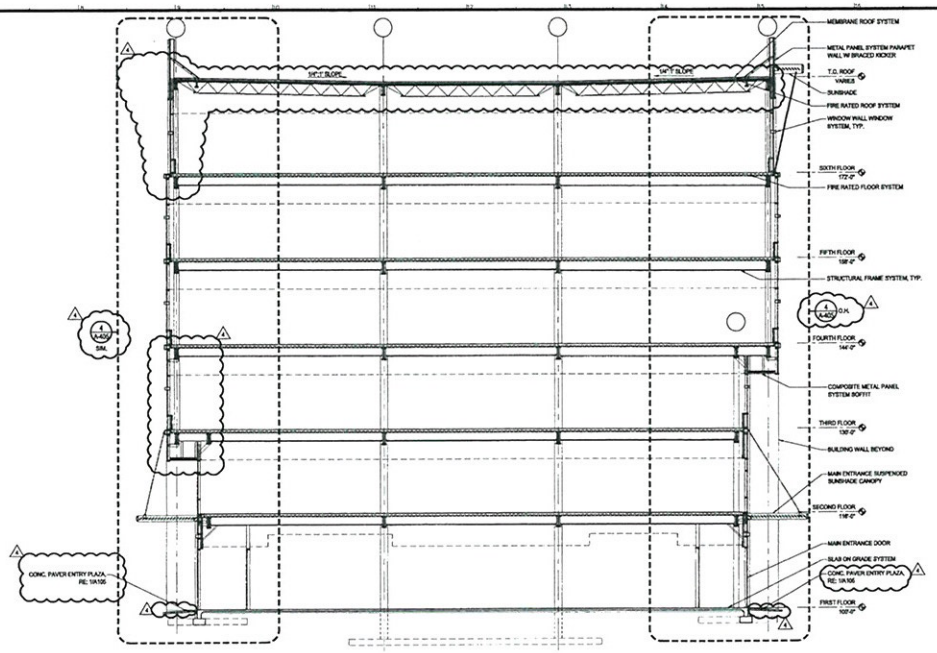
TITLE: PANEL ELEVATIONS

DATE	DESCRIPTION
2009-08-20	CITY REVIEW
2009-09-21	CITY REVIEW

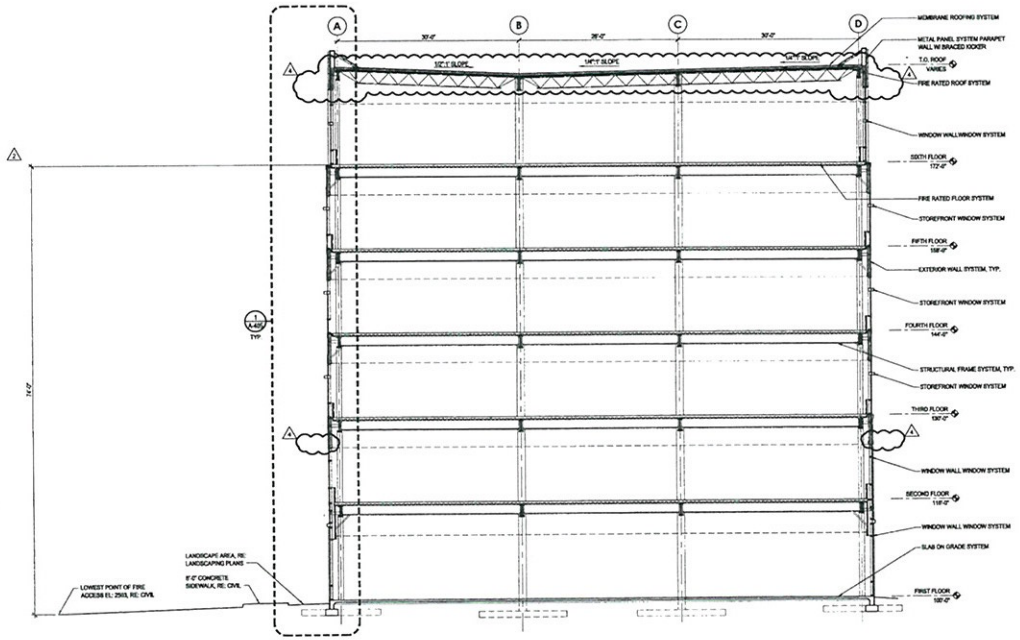
CONSULTANT: SEM of NEVADA LLC
CONSULTANT PROJECT NUMBER: 05-1510

DRAWING NO. A-303
SHEET OF

TITLE: PANEL ELEVATIONS



2 BUILDING SECTION - THRU ENTRY
1/8" = 1'-0"



1 BUILDING SECTION
1/8" = 1'-0"

FLOOR SYSTEMS

ASPHALT PAVING ON GRADE SYSTEM: 2" ASPHALT ON GRADE AND 4" AGGREGATE BASE COURSE, REFER TO CIVIL.

SLAB ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, 2" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL.

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL, PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, OVER 2" SAND CAP, OVER VAPOR RETARDER, OVER 6" AGGREGATE BASE COURSE, REFER TO STRUCTURAL. PROVIDE LIGHT BROOMED FINISH, PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

ROOF SYSTEMS

MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED T.P.O. ROOFING SYSTEM OVER R-22 RIGID INSULATION ANCHORED TO METAL DECKING. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

EXTERIOR WALL SYSTEMS

EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASS MAT GYPSUM SHEATHING ON STEEL STUDS, RE: STRUCT. PROVIDE 6" FOIL-FACED BATT INSULATION (R-19).

WINDOW SYSTEMS

ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL FRAMING WITH 1" INSULATED TINTED / LOW 'E' GLAZING SYSTEM.

INTERIOR WALL SYSTEMS

W1 - TYPICAL WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE, ON TENANT SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W3 - EGRESS ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. E.A. SIDE 3 5/8" METAL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-465.

W4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ONE SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5A - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. TO 6" ABOVE CEILING, ONE SIDE OF 6" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W6 - STAIR ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 6" METAL STUDS AT 16" O.C. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-465.

W7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-415.

W8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-15 (3 1/2") FOIL FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL, HOLD 1" MIN. OFF. EXTEND WALL TO UNDERSIDE OF METAL DECKING. PROVIDE SLIP TRACK HEAD. GYPSUM BD. FINISH BY TENANTS, N.I.C.

W9 - MECHANICAL SHAFT WALL: 5/8" TYPE 'X' GYPSUM BD. ON 4" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. 1-HOUR RATED ASSEMBLY, UL # U-499.

W10 - INTERIOR WALL SYSTEM: 6" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1-HOUR RATED ASSEMBLY, UL # U-465.

W12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS ON CONCRETE WALLS, DYP. BD. TO STRUCTURE ON CORRIDOR SIDE.

CEILING SYSTEMS

SUSPENDED CEILING SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. ISOLATE GRID FROM PARTITIONS, RE: 2/A-210, EN-2244, COMPLIANCE TO ASTM C635, ASTM C636, AND AICE T.

SUSPENDED GYPSUM BOARD SYSTEM: 1/2" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING, PAINTED. EN-1338

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: 5/8" EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING, PAINTED. EN-1338

FIRE-RESISTANCE RATINGS

STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. V726, STEEL COLUMNS WITH SPRAY APPLIED FIRE-PROOFING.

STRUCTURAL FRAME MEMBERS, ENHANCED: 2-HOUR RATING, U.L. X771 & U.L. V726, STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D786 & U.L. N791, COMPOSITE FLOOR ASSEMBLY OF 3 1/2" REINFORCED CONCRETE ON 2" D. 20 GA. METAL DECKING (5 1/2" TOTAL) SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P741, SINGLE PLY MEMBRANE ROOF OVER 1 1/2" METAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

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STATE NUMBER: 7994

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DONALD TODD DECKER REGISTERED ARCHITECT No. 6080 STATE OF NEVADA DATE SIGNED 8 / 21 / 2009

CERTIFICATE OF AUTHORITY

TITLE: BUILDING SECTIONS

PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

DATE (YYYY-MM-DD)	DESCRIPTION
2009-08-21	PLANNING SET

PROJECT CONTACT: Neil Rose
CONSULTANT PROJECT NUMBER: 0803.00

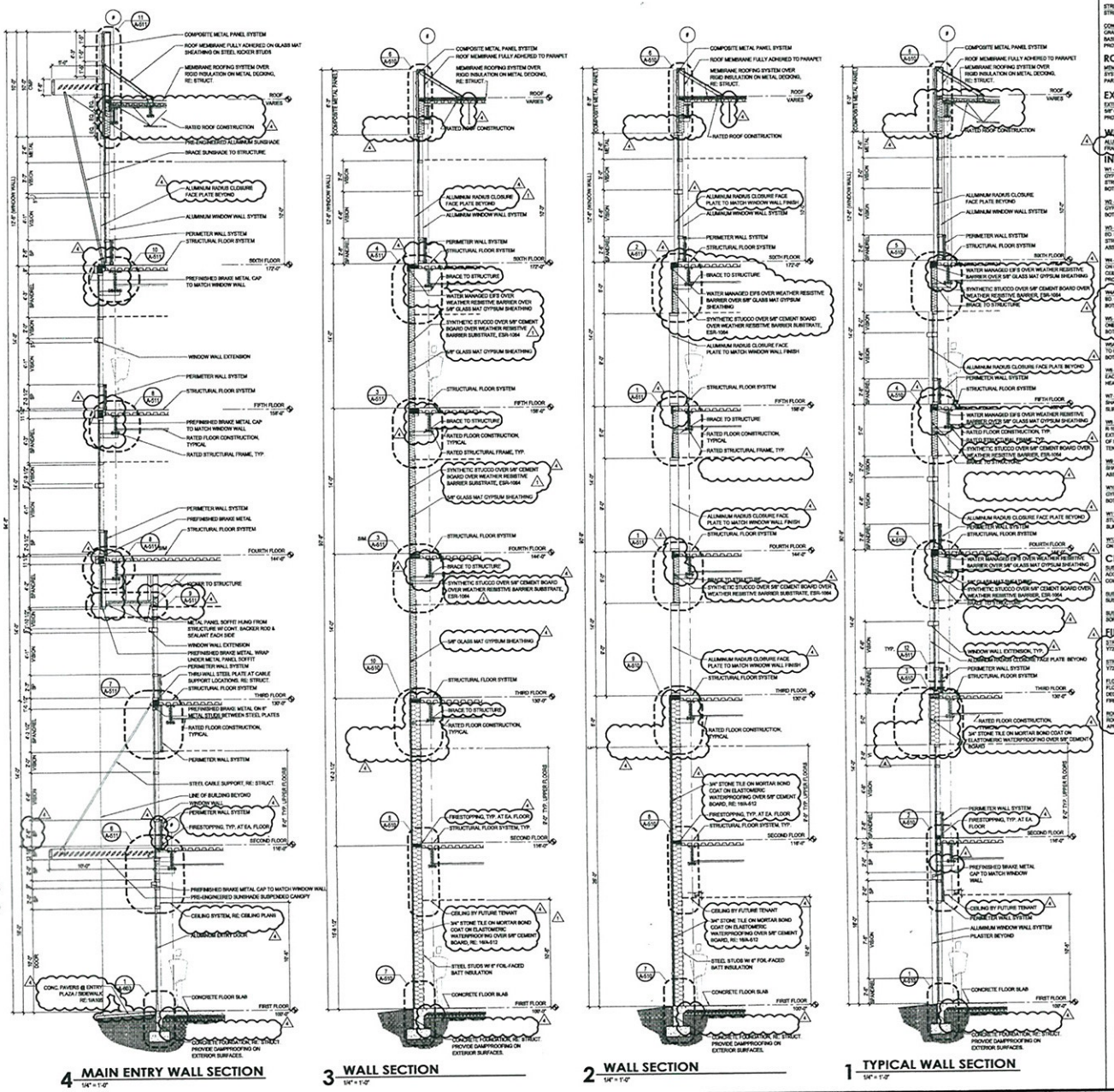
REV	DATE (YYYY-MM-DD)	DESCRIPTION
1	2009-09-23	PLANNING SET
2	2009-10-07	PLANNING SET

DRAWING NO. A-400 SHEET OF

TITLE: BUILDING SECTIONS

RECEIVED
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

WVR-35710
10/08/09 PC



WVR-35710
10/08/09 PC

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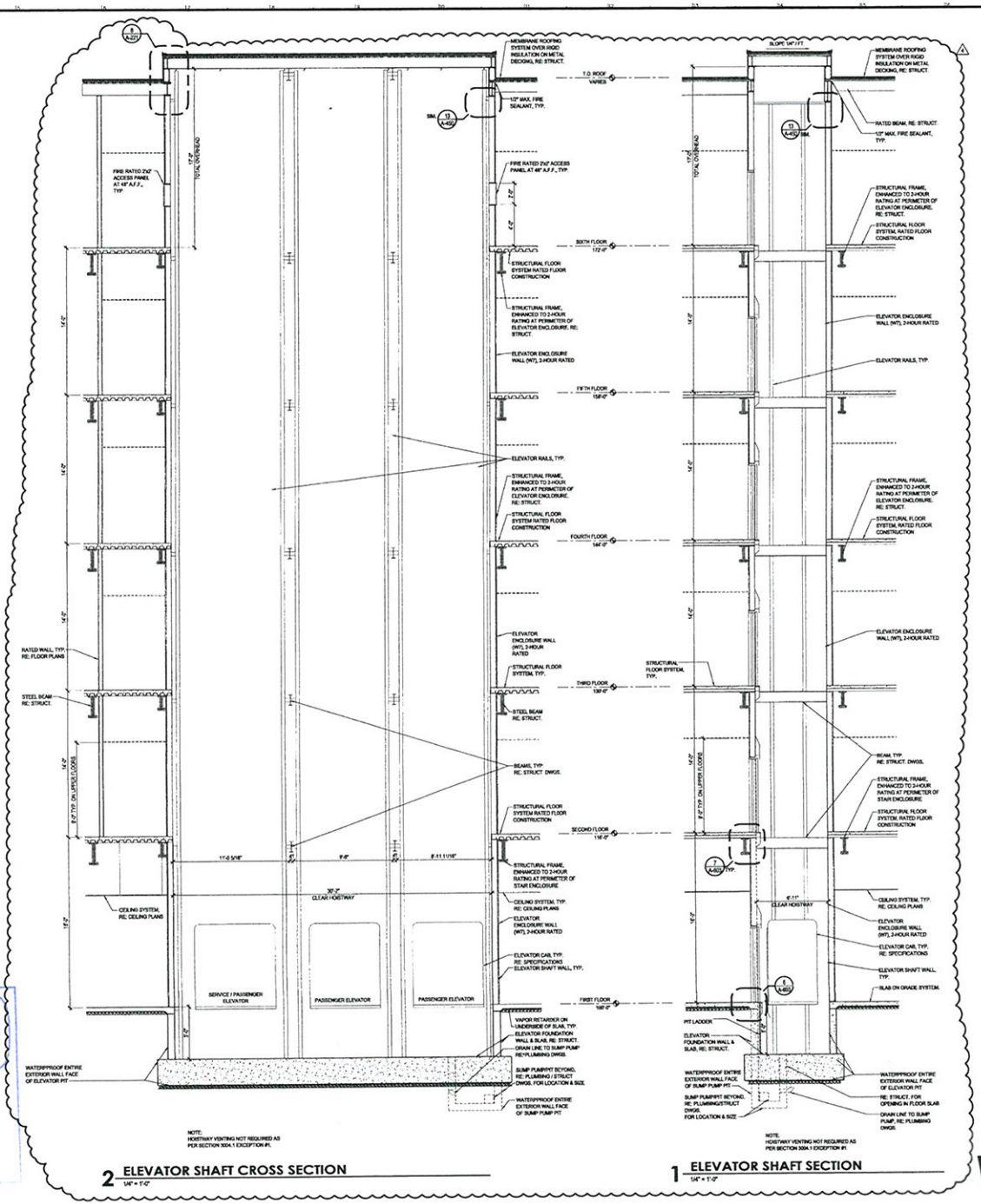
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



RECEIVED
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

WVR-35710

10/08/09 PC

LAUTH
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LAUTH PROPERTY GROUP

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DAVID TODD DECKER
REGISTERED
No. 6080
DATE SIGNED
PROFESSIONAL ARCHITECT
STATE OF NEVADA

DESCRIPTION

REV	DATE
1	2009-08-21

CONSULTANT CONTACT

CONSULTANT JOB NUMBER

TITLE: ELEVATOR SECTIONS

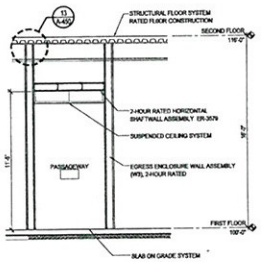
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

DRAWING NO. A-410

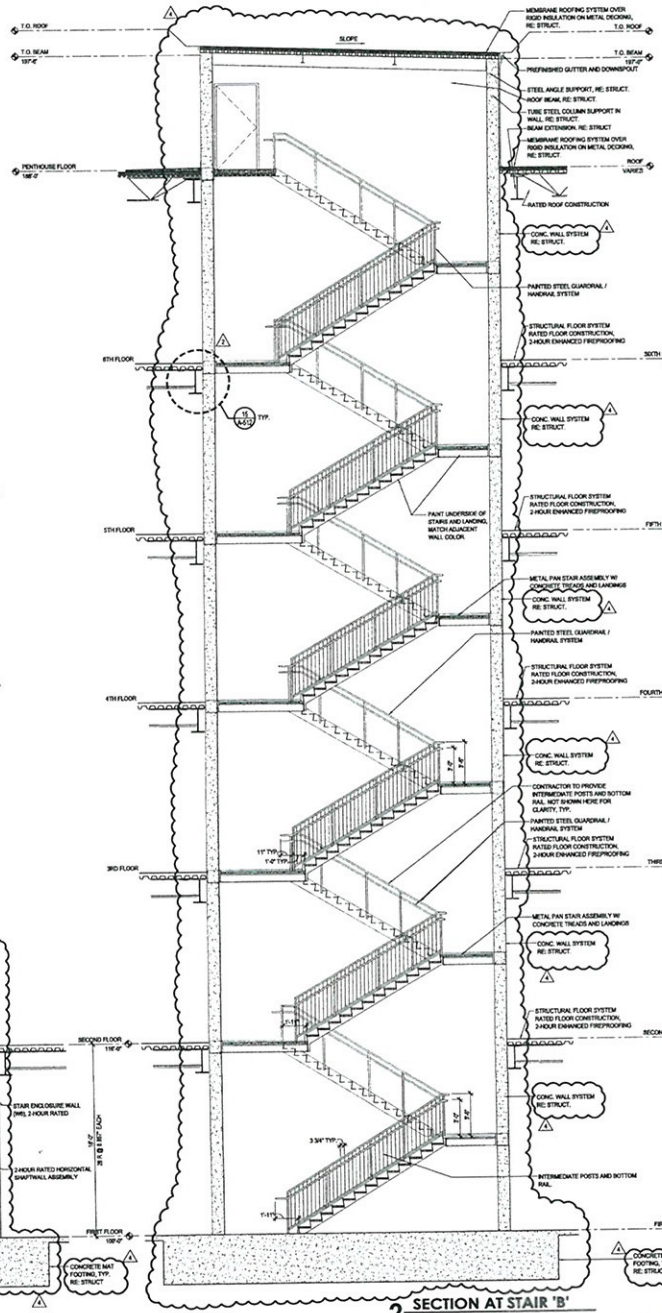
SHEET OF

TITLE: ELEVATOR SECTIONS

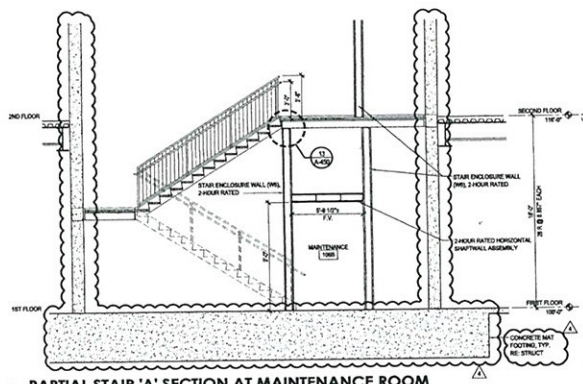
RECEIVED
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



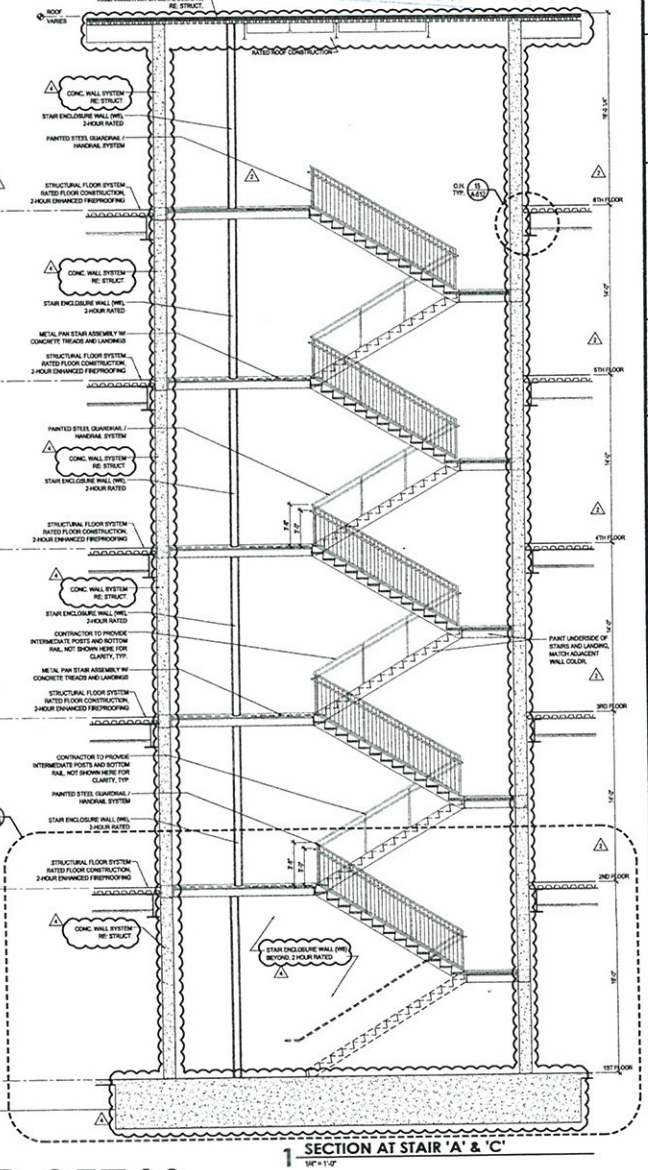
4 SECTION AT PASSAGEWAY
1/4" = 1'-0"



2 SECTION AT STAIR 'B'
1/4" = 1'-0"



3 PARTIAL STAIR 'A' SECTION AT MAINTENANCE ROOM
1/4" = 1'-0"



1 SECTION AT STAIR 'A' & 'C'
1/4" = 1'-0"

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LAUTH PROPERTY GROUP

SEM of NEVADA, LLC

CERTIFIED BY: JOHN TODD DECKER, REGISTERED ARCHITECT, STATE OF NEVADA, No. 7050, DATE SIGNED: 8 27 2009

TITLE: STAIR SECTIONS

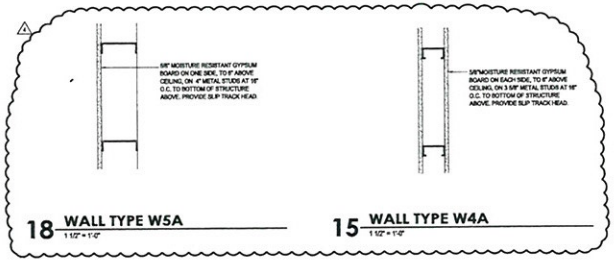
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

DRAWING NO. A-415

SHEET

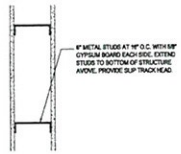
TITLE: STAIR SECTIONS

WVR-35710
10/08/09 PC



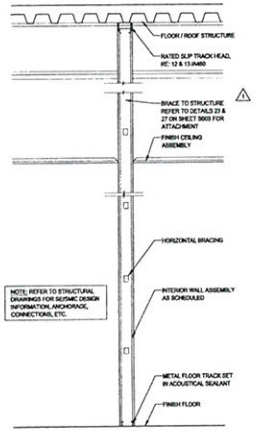
18 WALL TYPE W5A
1 1/2" = 1'-0"

15 WALL TYPE W4A
1 1/2" = 1'-0"

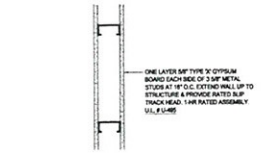


10 WALL TYPE W10
1 1/2" = 1'-0"

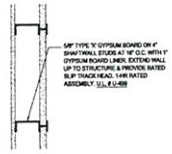
5 WALL TYPE W5
1 1/2" = 1'-0"



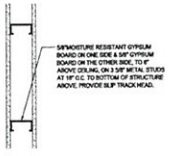
17 SECTION AT RATED WALL
3/4" = 1'-0"



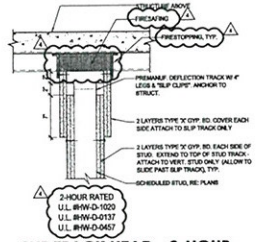
14 WALL TYPE W11
1 1/2" = 1'-0"



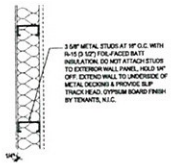
9 WALL TYPE W9
1 1/2" = 1'-0"



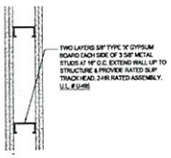
4 WALL TYPE W4
1 1/2" = 1'-0"



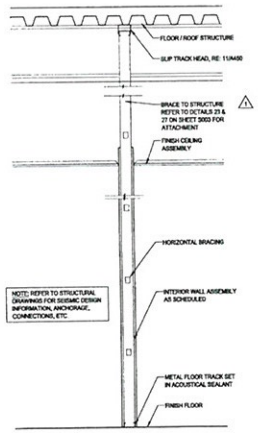
13 SLIP TRACK HEAD - 2-HOUR
1 1/2" = 1'-0"



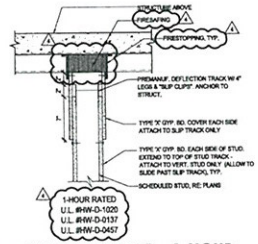
8 WALL TYPE W8
1 1/2" = 1'-0"



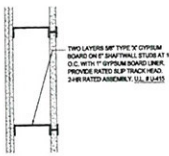
3 WALL TYPE W3
1 1/2" = 1'-0"



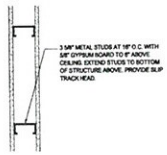
16 SECTION AT TYPICAL WALL
3/4" = 1'-0"



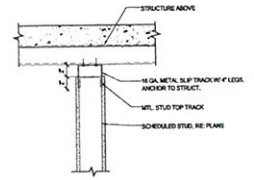
12 SLIP TRACK HEAD - 1-HOUR
1 1/2" = 1'-0"



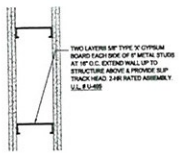
7 WALL TYPE W7
1 1/2" = 1'-0"



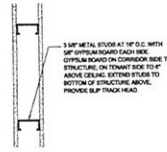
2 WALL TYPE W2
1 1/2" = 1'-0"



11 SLIP TRACK HEAD - TYPICAL
1 1/2" = 1'-0"



6 WALL TYPE W6
1 1/2" = 1'-0"



1 WALL TYPE W1
1 1/2" = 1'-0"

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LAUTH PROPERTY GROUP
PROJECT MGR.
PROJECT ADDRESS
TELEPHONE
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PROJECT NUMBER
STATE NUMBER

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DAVID TODD DECKER
REGISTERED
NO. 6080
DATE SIGNED
OCT 7 2009
ARCHITECT
STATE OF NEVADA

TITLE: WALL TYPES

PROJECT
MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

NO	DATE (YYYY-MM-DD)	DESCRIPTION
1	2009-08-21	PLAN CHECK
2	2009-09-25	PLAN CHECK
3	2009-10-07	PLAN CHECK

CONSULTANT CONTACT
CONSULTANT JOB NUMBER

DRAWING NO. A-450
SHEET OF
TITLE: WALL TYPES

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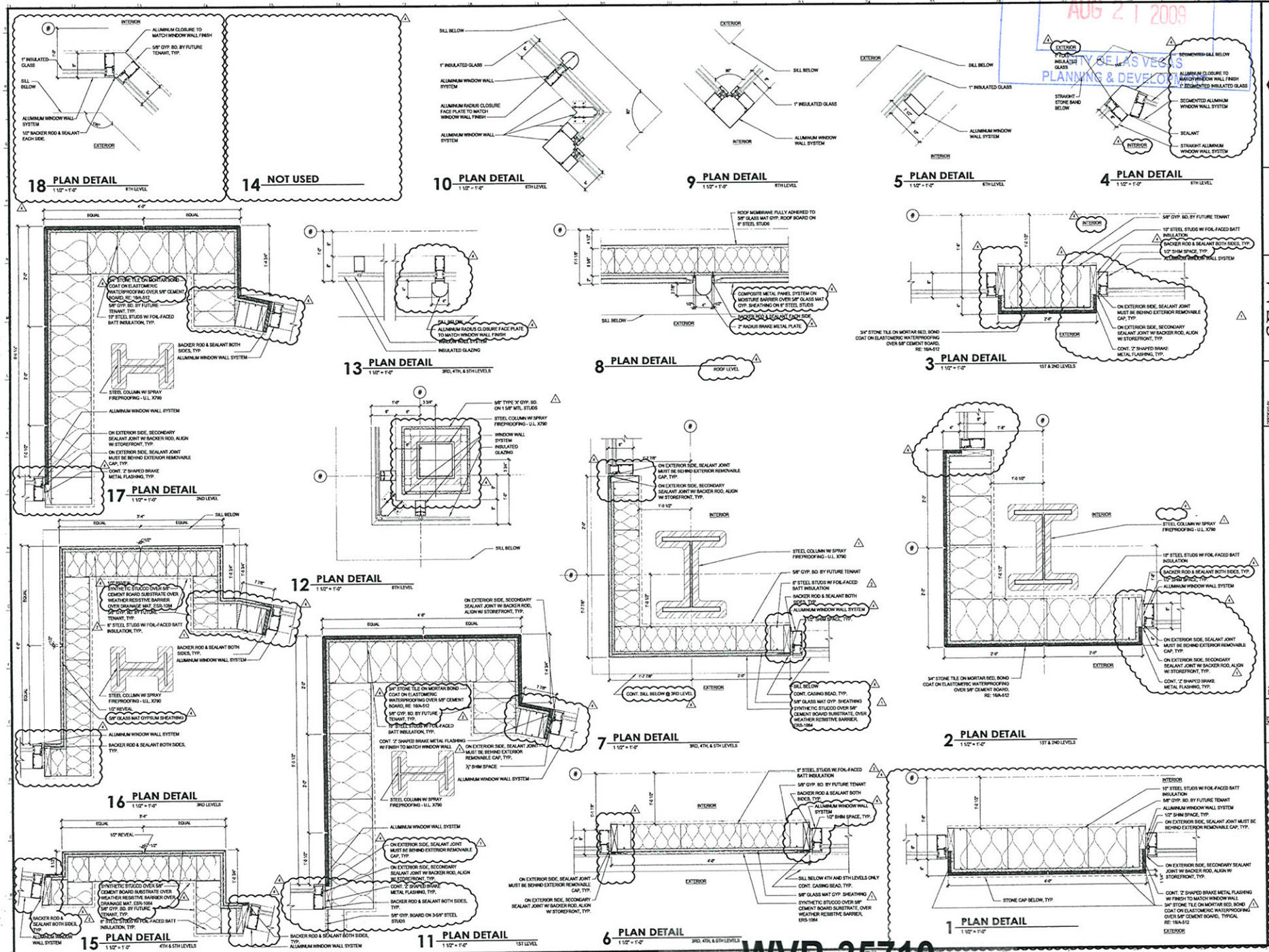

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LAUTH PROPERTY GROUP

SEM OF NEVADA LLC

DAVID TODD DECKER REGISTERED ARCHITECT STATE OF NEVADA

TITLE: PLAN DETAILS

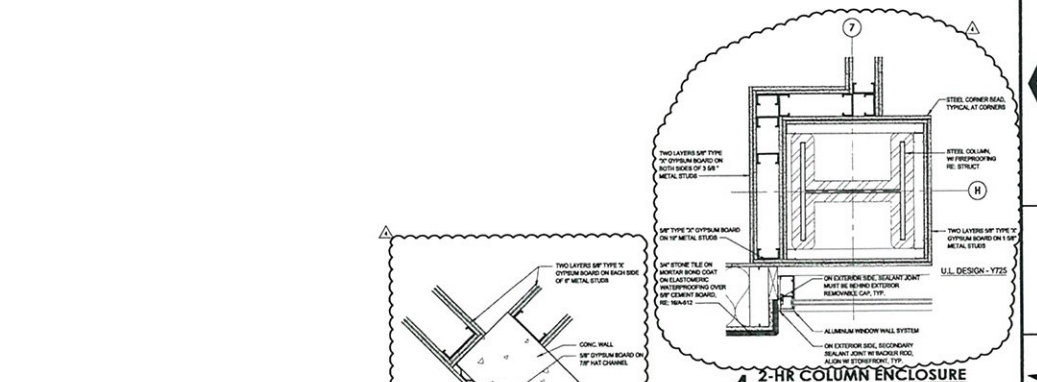
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

DRAWING NO. A-500

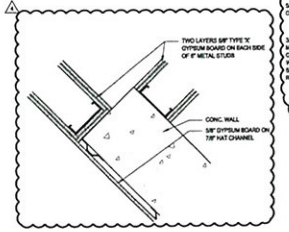
SHEET OF

TITLE: PLAN DETAILS

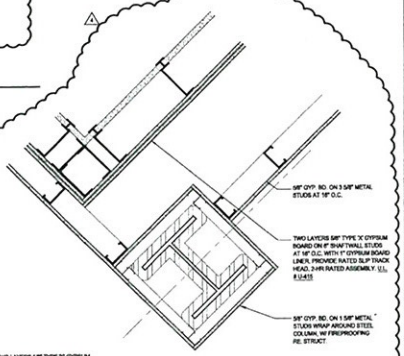
WVR-35710
10/08/09 PC



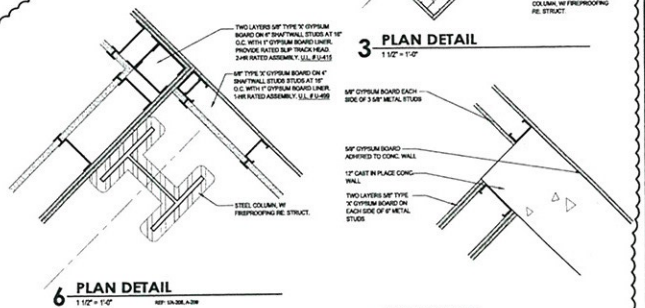
4 2-HR COLUMN ENCLOSURE
1 1/2" = 1'-0"



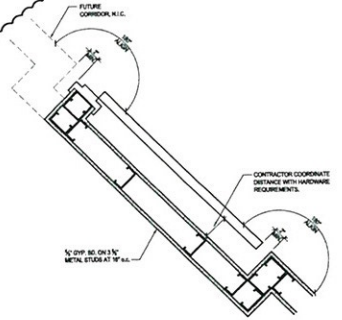
7 PLAN DETAIL
1 1/2" = 1'-0"



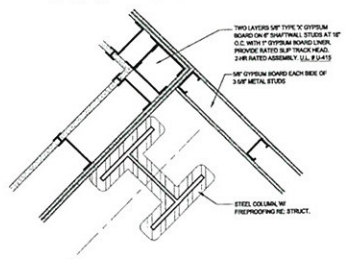
3 PLAN DETAIL
1 1/2" = 1'-0"



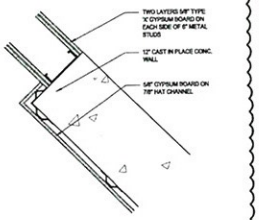
6 PLAN DETAIL
1 1/2" = 1'-0"



8 PASSAGEWAY DOOR JAMB DETAIL
1 1/2" = 1'-0"



5 PLAN DETAIL
1 1/2" = 1'-0"



2 PLAN DETAIL
1 1/2" = 1'-0"

1 PLAN DETAIL
1 1/2" = 1'-0"

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CERTIFIED BY: DAVID TODD DECKER, REGISTERED ARCHITECT, STATE OF NEVADA, No. 6080
DATE SIGNED: MAY 27 2009

PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

TITLE: PLAN DETAILS

NO.	DESCRIPTION	DATE
1	PLAN CHECK SET	05/27/09
2	PLAN CHECK SET	06/26/09
3	PLAN CHECK SET	08/21/09
4	PLAN CHECK SET	09/25/09

CONSULTANT CONTACT: Jeff Parker
CONSULTANT SIGNATURE:

DRAWING NO. A-501
SHEET 1 OF
TITLE: PLAN DETAILS

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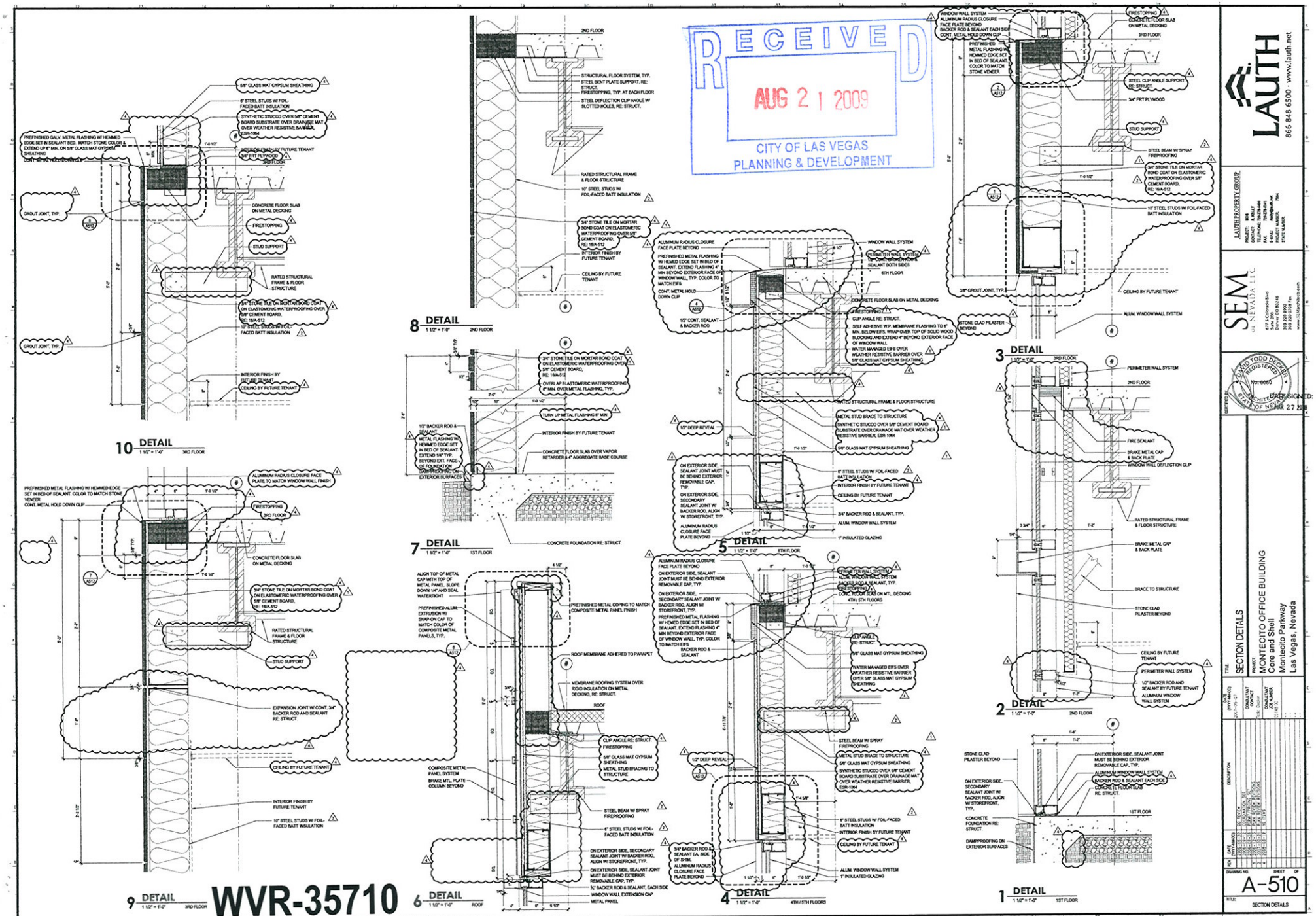

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TELEPHONE: 714.279.5151
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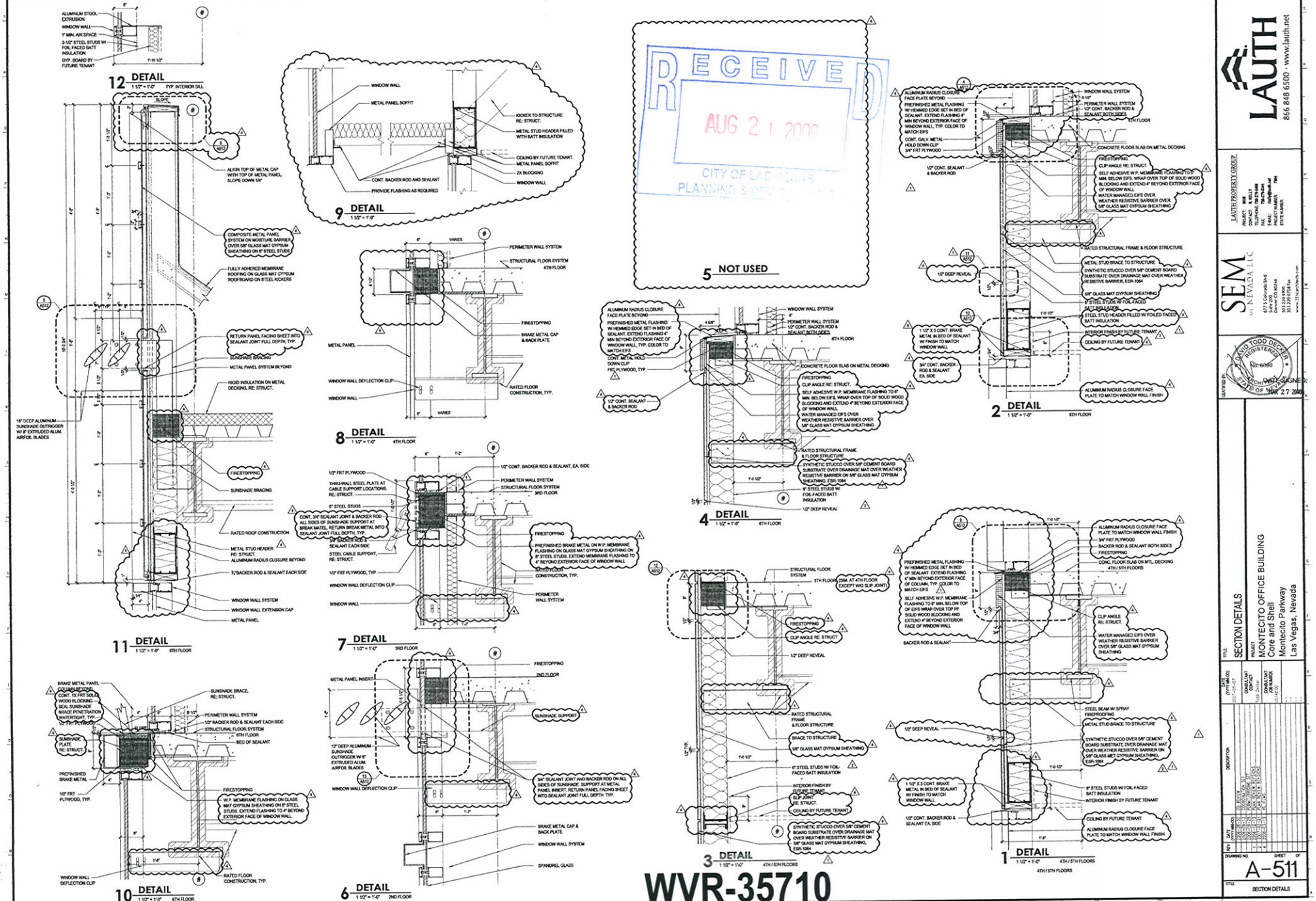
DONALD TODD DECKER
REGISTERED
No. 6660
STATE OF NEVADA
CERTIFIED
DATE SIGNED: MAR 27 2009

TITLE: SECTION DETAILS
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

NO.	DATE	DESCRIPTION
1	2009-03-27	PLANNING SET
2	2009-05-15	PLANNING SET
3	2009-08-03	PLANNING SET
4	2009-08-21	PLANNING SET
5	2009-09-21	PLANNING SET

DRAWN BY: DC
CHECKED BY: RR
DATE: 2009-09-21
CONSULTANT CONTACT:
CONSULTANT JOB NUMBER:

DRAWING NO. A-510
SHEET OF
TITLE: SECTION DETAILS



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PROJECT: BCB
CONTACT: K. KELLY
TELEPHONE: 720-274-5446
FAX: 720-274-5447
E-MAIL: kkelly@lauth.net
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STATE NUMBER:

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DAVID TODD DECKER
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DATE SIGNED: MAR 27 2009

TITLE: SECTION DETAILS
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

DRAWING NO. A-511
SHEET OF
TITLE: SECTION DETAILS

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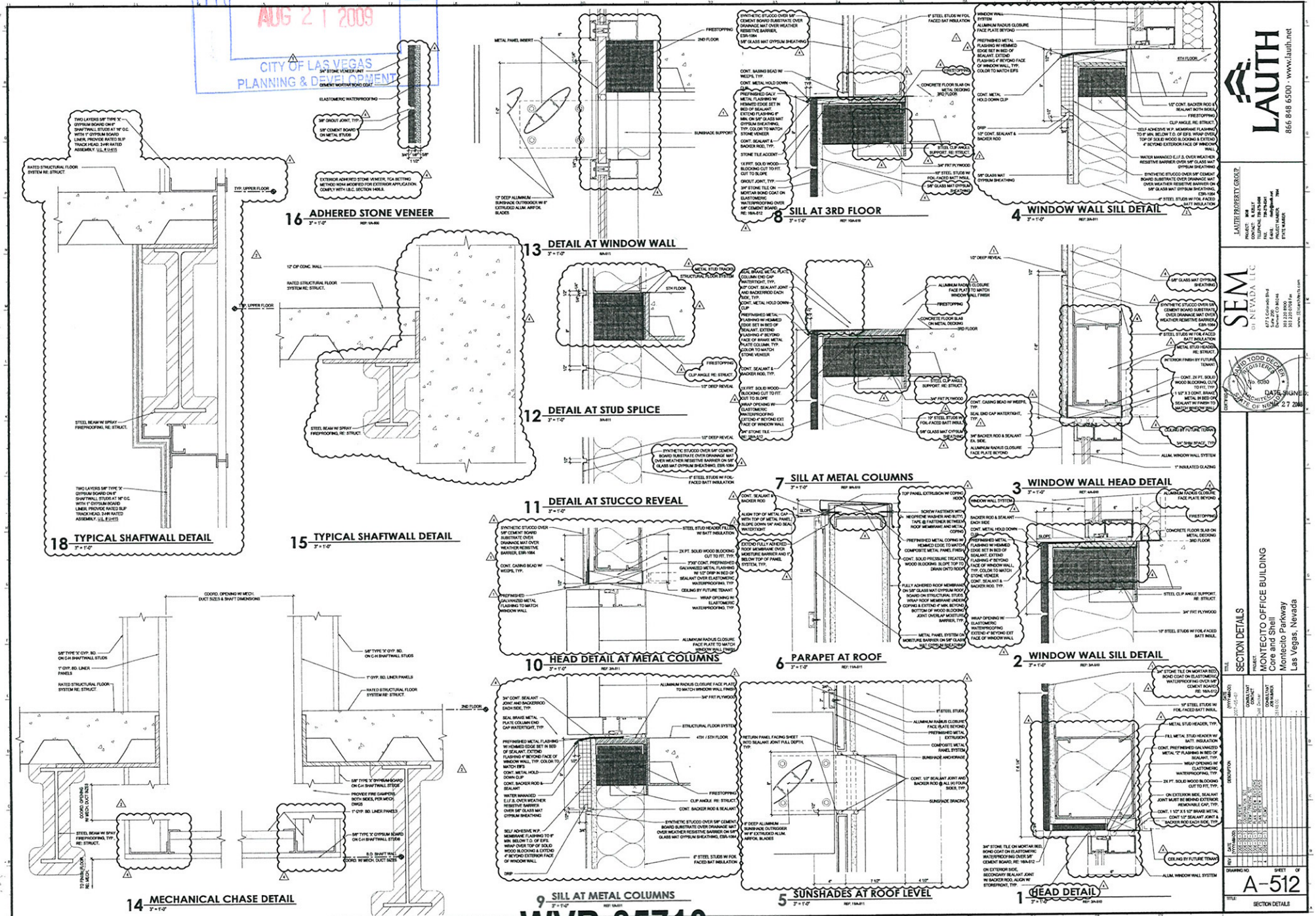

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DAVID TODD DECKER
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ARCHITECT
STATE OF NEVADA
DATE SIGNED: SEP 27 2009

DATE	DESCRIPTION
07/17/09	PLANNING SUBMITTAL
08/21/09	PLANNING RESUBMITTAL

PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

TITLE: SECTION DETAILS

DRAWING NO. A-512
SHEET OF

TITLE: SECTION DETAILS

WVR-35710
10/08/09 PC

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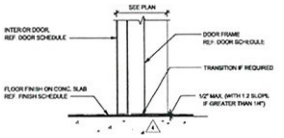
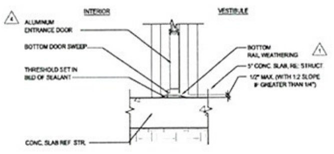
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

TITLE: DOOR SCHEDULE

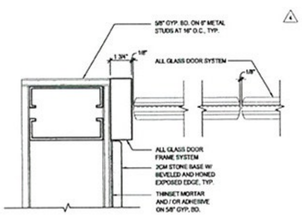
DRAWING NO. A-600



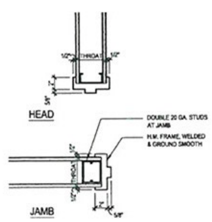
6 THRESHOLD @ INT. DOOR
1 1/2"=1'-0"



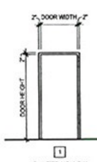
5 INTERIOR ENTRANCE SILL DETAIL
1 1/2"=1'-0"



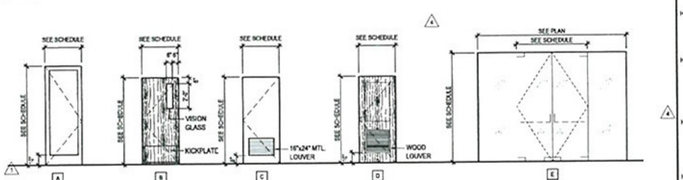
4 JAMB DETAIL
3" = 1'-0"



3 HOLLOW METAL HEAD & JAMB
1 1/2" = 1'-0"



2 FRAME ELEVATIONS
1/4" = 1'-0"



1 DOOR TYPES
1/4" = 1'-0"
SEE PLANS FOR DOOR SWINGS

DOOR AND FRAME SCHEDULE

DOOR							FRAME			HARDWARE					
KEY	ROOM NAME	SIZE	FIRE RATING (MINS.)	TYPE	MATERIAL	FINISH	MATERIAL	FINISH	ELEVATION	SIGNAGE	HEAD	JAMB	SILL	HDWR SET	REMARKS
FIFTH LEVEL															
502	CORRIDOR / ELEVATOR LOBBY	PR. 2'-10" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		7	10
506	STAIR 'A'	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3
507	STAIR 'A' VESTIBULE	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3
508	STAIR 'B'	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3
509	STAIR 'B' VESTIBULE	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3
511	NOT USED	—	—	—	—	—	—	—	—	—	—	—	—	—	
512	ELECTRICAL	3'-0" X 8'-10"	1 HR.	C	H.M.	PT.	H.M.	PT.	1	B	3/A-600	3/A-600		4	5
513	TELEPHONE / COMMUNICATIONS	3'-0" X 8'-10"	—	C	S.C.	PT.	H.M.	PT.	1	B	3/A-600	3/A-600		12	
514	JANITOR	3'-0" X 8'-10"	—	C	S.C.	PT.	H.M.	PT.	1	A	3/A-600	3/A-600		12	
516	WOMEN'S RESTROOM	3'-0" X 8'-10"	—	B	S.C.	CLR.	H.M.	PT.	1	C	3/A-600	3/A-600		2	
518	MEN'S RESTROOM	3'-0" X 8'-10"	—	B	S.C.	CLR.	H.M.	PT.	1	C	3/A-600	3/A-600		2	
519	STAIR 'C' VESTIBULE	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3
520	STAIR 'C'	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3
SIXTH LEVEL															
602	CORRIDOR / ELEVATOR LOBBY	PR. 2'-10" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		7	10
606	STAIR 'A'	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3
607	STAIR 'A' VESTIBULE	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3
608	STAIR 'B'	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3
609	STAIR 'B' VESTIBULE	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3
611	NOT USED	—	—	—	—	—	—	—	—	—	—	—	—	—	
612A	ELECTRICAL	3'-0" X 8'-10"	1 HR.	C	H.M.	PT.	H.M.	PT.	1	B	3/A-600	3/A-600		4	5
612B	ELECTRICAL CLOSET	PR. 3'-0" X 8'-10"	1 HR.	C	H.M.	PT.	H.M.	PT.	1	B	3/A-600	3/A-600		5	5
613	TELEPHONE / COMMUNICATIONS	3'-0" X 8'-10"	—	C	S.C.	PT.	H.M.	PT.	1	B	3/A-600	3/A-600		12	
614	JANITOR	3'-0" X 8'-10"	—	C	S.C.	PT.	H.M.	PT.	1	A	3/A-600	3/A-600		12	
616	WOMEN'S RESTROOM	3'-0" X 8'-10"	—	B	S.C.	CLR.	H.M.	PT.	1	C	3/A-600	3/A-600		2	
618	MEN'S RESTROOM	3'-0" X 8'-10"	—	B	S.C.	CLR.	H.M.	PT.	1	C	3/A-600	3/A-600		2	
619	STAIR 'C' VESTIBULE	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3
620	STAIR 'C'	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3
621	ELEVATOR CONTROLS	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	B	3/A-600	3/A-600		12	
PENTHOUSE															
P1	STAIR 'B' / ROOF	3'-0" x 7'-0"	—	C	H.M.	PT.	H.M.	PT.	1	—	3/A-600	3/A-600	15/A-221	8	
P2	ELECTRICAL CLOSET / ROOF	PR. 3'-0" X 7'-0"	1 HR.	C	H.M.	PT.	H.M.	PT.	1	B	3/A-600	3/A-600	15/A-221	5	5
PARKING GARAGE															
G1	FIRE RISER ROOM	3'-0" x 7'-0"	—	C	H.M.	PT.	H.M.	PT.	1	—	—	5/A600 SIM.		8	4" HEAD AT FRAME

DOOR AND FRAME SCHEDULE

DOOR							FRAME			HARDWARE					
KEY	ROOM NAME	SIZE	FIRE RATING (MINS.)	TYPE	MATERIAL	FINISH	MATERIAL	FINISH	ELEVATION	SIGNAGE	HEAD	JAMB	SILL	HDWR SET	REMARKS
FIRST LEVEL															
100-A	EXTERIOR / VESTIBULE	PR. 3'-0" X 10'-0"	—	A	ALUM.	CLR.	ALUM.	CLR.	-	—	2/A-603	-	1/A-603	A.1	1 & 2
100-B	EXTERIOR / VESTIBULE	PR. 3'-0" X 10'-0"	—	A	ALUM.	CLR.	ALUM.	CLR.	-	—	2/A-603	-	1/A-603	A	
101-A	VESTIBULE	PR. 3'-0" X 10'-0"	—	A	ALUM.	CLR.	ALUM.	CLR.	-	—	2/A-603	-	5/A-608	B.1	
101-B	VESTIBULE	PR. 3'-0" X 10'-0"	—	A	ALUM.	CLR.	ALUM.	CLR.	-	—	2/A-603	-	5/A-608	B	
101-C	LOBBY TENANT ENTRY	PR. 3'-0" X 8'-10"		E	GLASS	-	SST	PO.	-	-	-	4/A-600	-	10	FINISH (SATIN -4), 11
101-D	LOBBY TENANT ENTRY	PR. 3'-0" X 8'-10"		E	GLASS	-	SST	PO.	-	-	-	4/A-600	-	10	FINISH (SATIN -4), 11
103-A	VESTIBULE	PR. 3'-0" X 10'-0"	—	A	ALUM.	CLR.	ALUM.	CLR.	-	—	2/A-603	-	5/A-608	B	
103-B	VESTIBULE	PR. 3'-0" X 10'-0"	—	A	ALUM.	CLR.	ALUM.	CLR.	-	—	2/A-603	-	5/A-608	B.1	2
103-C	LOBBY TENANT ENTRY	PR. 3'-0" X 8'-10"		E	GLASS	-	SST	PO.	-	-	-	4/A-600	-	10	FINISH (SATIN -4), 11
103-D	LOBBY TENANT ENTRY	PR. 3'-0" X 8'-10"		E	GLASS	-	SST	PO.	-	-	-	4/A-600	-	10	FINISH (SATIN -4), 11
104-A	EXTERIOR / VESTIBULE	PR. 3'-0" X 10'-0"	—	A	ALUM.	CLR.	ALUM.	CLR.	-	—	2/A-603	-	1/A-603	D	1
104-B	EXTERIOR / VESTIBULE	PR. 3'-0" X 10'-0"	—	A	ALUM.	CLR.	ALUM.	CLR.	-	—	2/A-603	-	1/A-603	D.1	2
105	EXTERIOR	3'-0" X 7'-3 1/2"	—	A	ALUM.	CLR.	ALUM.	CLR.	-	—	2/A-603	3/A-603	1/A-603	C	
106-A	STAIR 'A'	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3
106-B	MAINTENANCE	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		4	3, W/O VISION GLASS
107	NOT USED	—	—	—	—	—	—	—	—	—	—	—	—	—	
108	STAIR 'F'	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3
109	MAIL ROOM	3'-0" X 8'-10"	—	C	S.C.	PT.	H.M.	PT.	1	A	3/A-600	3/A-600		1	
110-A	NOT USED	—	—	—	—	—	—	—	—	—	—	—	—	—	
110-B	NOT USED	—	—	—	—	—	—	—	—	—	—	—	—	—	
111	NOT USED	—	—	—	—	—	—	—	—	—	—	—	—	—	
112-A	ELECTRICAL	3'-0" X 8'-10"	1 HR.	C	H.M.	PT.	H.M.	PT.	1	B	3/A-600	3/A-600		4	5
112-B	ELECTRICAL CLOSET	3'-0" X 8'-10"	1 HR.	C	H.M.	PT.	H.M.	PT.	1	B	3/A-600	3/A-600		5	5
112-C	ELECTRICAL CLOSET	3'-0" X 8'-10"	1 HR.	C	H.M.	PT.	H.M.	PT.	1	B	3/A-600	3/A-600		5	5
113	TELEPHONE / COMMUNICATIONS	3'-0" X 8'-10"	—	C	S.C.	PT.	H.M.	PT.	1	B	3/A-600	3/A-600		12	
114	JANITOR	3'-0" X 8'-10"	—	C	S.C.	PT.	H.M.	PT.	1	A	3/A-600	3/A-600		12	
115	PASSAGEWAY	PR. 3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	-	-	8/A-501	-	7	10
116	WOMEN'S RESTROOM	3'-0" X 8'-10"	—	B	S.C.	CLR.	H.M.	PT.	1	C	3/A-600	3/A-600		2	
117	NOT USED	—	—	—	—	—	—	—	—	—	—	—		—	—
118	MEN'S RESTROOM	3'-0" X 8'-10"	—	B	S.C.	CLR.	H.M.	PT.	1	C	3/A-600	3/A-600		2	
119	NOT USED	—	—	—	—	—	—	—	—	—	—	—		—	—
120	STAIR 'C'	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3
121	FIRE RISER	3'-0" X 7'-3 1/2"		A	ALUM.	CLR.	ALUM.	CLR.	-	B	2/A-603	-	1/A-603	C	9
122-A	EXTERIOR / ELECTRICAL	3'-0" X 7'-3 1/2"		A	ALUM.	CLR.	ALUM.	CLR.	-	B	2/A-603	-	1/A-603	C	9
122-B	EXTERIOR / ELECTRICAL	3'-0" X 7'-3 1/2"		A	ALUM.	CLR.	ALUM.	CLR.	-	B	2/A-603	-	1/A-603	C	9
123	EXTERIOR	3'-0" X 7'-3 1/2"	—	A	ALUM.	CLR.	ALUM.	CLR.	-	—	2/A-603	-	1/A-603	C	1
124	FIRE COMMAND CENTER	3'-0" X 7'-3 1/2"		A	ALUM.	CLR.	ALUM.	CLR.	-	B	2/A-603	-	1/A-603	C	9
125	CLOSET	3'-0" X 8'-6"	-	-	MDF	VS	SST	-	-	-	-	-	-	11	12
126	LOBBY	PR. 3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	-	-	8/A-501	-	7	10
127	LOBBY	PR. 3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	-	-	8/A-501 SIM.	-	7	10
SECOND LEVEL															
202	CORRIDOR / ELEVATOR LOBBY	PR. 2'-10" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		7	10
206	STAIR 'A'	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3
207	STAIR 'A' VESTIBULE	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3
208	STAIR 'F'	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3
209	STAIR 'F' VESTIBULE	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3
211	NOT USED	—	—	—	—	—	—	—	—	—	—	—	—	—	
212	ELECTRICAL	3'-0" X 8'-10"	1 HR.	C	H.M.	PT.	H.M.	PT.	1	B	3/A-600	3/A-600		4	5
213	TELEPHONE / COMMUNICATIONS	3'-0" X 8'-10"	—	C	S.C.	PT.	H.M.	PT.	1	B	3/A-600	3/A-600		12	
214	JANITOR	3'-0" X 8'-10"	—	C	S.C.	PT.	H.M.	PT.	1	A	3/A-600	3/A-600		12	
216	WOMEN'S RESTROOM	3'-0" X 8'-10"	—	B	S.C.	CLR.	H.M.	PT.	1	C	3/A-600	3/A-600		2	
218	MEN'S RESTROOM	3'-0" X 8'-10"	—	B	S.C.	CLR.	H.M.	PT.	1	C	3/A-600	3/A-600		2	
219	STAIR 'C' VESTIBULE	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3
220	STAIR 'C'	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3
THIRD LEVEL															
302	CORRIDOR / ELEVATOR LOBBY	PR. 2'-10" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		7	10
306	STAIR 'A'	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3
307	STAIR 'A' VESTIBULE	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3
308	STAIR 'F'	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3
309	STAIR 'F' VESTIBULE	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3
311	NOT USED	—	—	—	—	—	—	—	—	—	—	—	—	—	
312	ELECTRICAL	3'-0" X 8'-10"	1 HR.	C	H.M.	PT.	H.M.	PT.	1	B	3/A-600	3/A-600		4	5
313	TELEPHONE / COMMUNICATIONS	3'-0" X 8'-10"	—	C	S.C.	PT.	H.M.	PT.	1	B	3/A-600	3/A-600		12	
314	JANITOR	3'-0" X 8'-10"	—	C	S.C.	PT.	H.M.	PT.	1	A	3/A-600	3/A-600		12	
316	WOMEN'S RESTROOM	3'-0" X 8'-10"	—	B	S.C.	CLR.	H.M.	PT.	1	C	3/A-600	3/A-600		2	
318	MEN'S RESTROOM	3'-0" X 8'-10"	—	B	S.C.	CLR.	H.M.	PT.	1	C	3/A-600	3/A-600		2	
319	STAIR 'C' VESTIBULE	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3
320	STAIR 'C'	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3
FOURTH LEVEL															
402	CORRIDOR / ELEVATOR LOBBY	PR. 2'-10" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		7	10
406	STAIR 'A'	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3
407	STAIR 'A' VESTIBULE	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3
408	STAIR 'F'	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3
409	STAIR 'F' VESTIBULE	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3
411	NOT USED	—	—	—	—	—	—	—	—	—	—	—	—	—	
412A	ELECTRICAL	3'-0" X 8'-10"	1 HR.	C	H.M.	PT.	H.M.	PT.	1	B	3/A-600	3/A-600		4	5
412B	ELECTRICAL CLOSET	PR. 3'-0" X 8'-10"	1 HR.	C	H.M.	PT.	H.M.	PT.	1	B	3/A-600	3/A-600		5	5
413	TELEPHONE / COMMUNICATIONS	3'-0" X 8'-10"	—	C	S.C.	PT.	H.M.	PT.	1	B	3/A-600	3/A-600		12	
414	JANITOR	3'-0" X 8'-10"	—	C	S.C.	PT.	H.M.	PT.	1	A	3/A-600	3/A-600		12	
416	WOMEN'S RESTROOM	3'-0" X 8'-10"	—	B	S.C.	CLR.	H.M.	PT.	1	C	3/A-600	3/A-600		2	
418	MEN'S RESTROOM	3'-0" X 8'-10"	—	B	S.C.	CLR.	H.M.	PT.	1	C	3/A-600	3/A-600		2	
419	STAIR 'C' VESTIBULE	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3
420	STAIR 'C'	3'-0" X 8'-10"	90 MIN.	B	S.C.	CLR.	H.M.	PT.	1	—	3/A-600	3/A-600		3	3

DOOR SCHEDULE LEGEND:

MATERIALS
- S.C. SOLID CORE WOOD
- MDF MEDIUM DENSITY FIBERBOARD
- H.M. HOLLOW METAL
- MDF ALUMINUM
- SST. STAINLESS STEEL

FINISH
- ANOD. ANODIZED
- CLR. CLEAR FINISH
- PT. PAINT
- PO. POLISH
- VS. VERTICAL SURFACING: GADFCAST, BILTMORE, GC 100(SS/RLK)

DOOR SIGNAGE:
- TYPE A ROOM NAME W/ BRAILLE
- TYPE B ROOM NAME, BRAILLE & CODE REQUIRED INFORMATION
- TYPE C ROOM NAME, BRAILLE AND ACCESSIBILITY SYMBOLS

HARDWARE GROUPS

STOREFRONT DOORS

HARDWARE GROUP A (MAIN ENTRY PAIR)
- 2 PR OFFSET PIVOT HINGES
- 4 EA INTERMEDIATE PIVOT HINGES
- 2 EA CONCEALED CLOSERS
- 1 EA DEADBOLT & 3 POINT LOCKING DEVICE
- 2 SETS PUSH/PULL HANDLE A
- 1 EA THRESHOLD
- 1 SET WEATHER-STRIPPING
- 1 EA SIGN "THIS DOOR TO REMAIN UNLOCKED ..."

HARDWARE GROUP B (VESTIBULE PAIR)
- 2 PR OFFSET PIVOT HINGES
- 4 EA INTERMEDIATE PIVOT HINGES
- 1 EA CONCEALED CLOSER
- 2 SETS PUSH/PULL HANDLE A
- 1 SET WEATHER-STRIPPING

HARDWARE GROUP C (EXIT DOOR)
- 1 PR OFFSET PIVOT HINGES
- 2 EA INTERMEDIATE PIVOT HINGES
- 1 EA CLOSER
- 1 EA RIM EXIT DEVICES
- 1 EA PULL HANDLE B
- 1 EA THRESHOLD
- 1 SET WEATHER-STRIPPING

HARDWARE GROUP D (ENTRY PAIR)
- 2 PR OFFSET PIVOT HINGES
- 2 EA INTERMEDIATE PIVOT HINGES
- 2 EA CONCEALED CLOSERS
- 2 EA CONCEALED VERTICAL ROD EXIT DEVICES
- 2 SETS PUSH / PULL HANDLE A
- 1 EA THRESHOLD
- 1 SET WEATHER-STRIPPING

(.1) POWER OPERATOR - PROVIDE POWER OPERATORS FOR BOTH EXTERIOR AND VESTIBULE DOORS, PROVIDE WALL MOUNTED AND BOLLARD MOUNTED ACTUATOR PROGRAMMED FOR SEQUENTIAL OPERATION.

INTERIOR DOORS

HARDWARE GROUP 1 (SERVICE ROOM)
- 2 PR BUTT HINGES
- 1 EA CLOSER
- 1 EA LATCHSET, PASSAGE FUNCTION
- 1 EA KICK PLATE, 8" H
- 1 EA WALL STOP

HARDWARE GROUP 2 (TOILET ROOMS)
- 2 PR BUTT HINGES
- 1 EA CLOSER
- 1 EA LATCHSET, PASSAGE FUNCTION
- 1 EA KICK PLATE, 8" H
- 1 EA WALL STOP

HARDWARE GROUP 3 (STAIR)
- 2 PR BUTT HINGES
- 1 EA CLOSER
- 1 EA PASSAGE SET
- 1 EA KICK PLATE, 8" H
- 1 EA WALL STOP
- 1 SET SMOKE SEALS

HARDWARE GROUP 4 (SERVICE ROOM, RATED)
- 2 PR BUTT HINGES
- 1 EA CLOSER
- 1 EA LOCKSET, STOREROOM FUNCTION
- 1 EA KICK PLATE, 8" H
- 1 EA WALL STOP
- 1 SET SMOKE SEALS

HARDWARE GROUP 5 (SERVICE ROOM, PAIR)
- 4 PR BUTT HINGES
- 2 EA CLOSER
- 2 EA LOCKSET WITH VERTICAL ROD, STOREROOM FUNCTION
- 2 EA KICK PLATE, 8" H
- 2 EA WALL STOP

HARDWARE GROUP 6 (CORRIDOR)
- 2 PR BUTT HINGES
- 1 EA CLOSER
- 1 EA LATCHSET, PASSAGE FUNCTION
- 1 EA WALL STOP
- 1 SET SMOKESEALS

HARDWARE GROUP 7 (ELEVATOR LOBBY PAIR)
- 4 PR BUTT HINGES
- 2 EA OVERHEAD HOLDER / CLOSER
- 2 EA LATCHSET, PASSAGE FUNCTION
- 1 SET SMOKESEALS

DOORS CONTROLLED BY FIRE ALARM SYSTEM INTERFACED WITH HOLDER / CLOSER

HARDWARE GROUP 8 (TOILET STALL)
- 1 1/2 PR BUTT HINGES
- 1 EA LOCKSET, PRIVACY FUNCTION
- 1 EA KICK PLATE, 8" H
- 1 EA WALL STOP

HARDWARE GROUP 9 (H.M. EXTERIOR)
- 2 PR BUTT HINGES
- 1 EA CLOSER
- 1 EA LOCKSET, ENTRY FUNCTION
- 1 EA KICK PLATE, 8" H
- 1 EA WALL STOP
- 1 SET WEATHER-STRIPPING

HARDWARE GROUP 10 (MAIN LOBBY TENANT ENTRY)
- 1 EA FLOOR CLOSER
- 1 EA TOP PIVOT
- 1 EA BOTTOM PIVOT
- 1 SET LOCKING HARDWARE
- 2 EA HANDLES (PUSH-PULL TYPE)

HARDWARE GROUP 11 (VESTIBULE CLOSET)
- 4 EA CONCEALED CUP HINGES

HARDWARE GROUP 12 (UTILITY ROOM)
- 2 PR BUTT HINGES
- 1 EA CLOSER
- 1 EA LOCKSET, STOREROOM FUNCTION
- 1 EA KICK PLATE, 8" H
- 1 EA WALL STOP

GENERAL NOTES

1.) PROVIDE JAMB ANCHORS AS REQUIRED FOR PROPER CONNECTION TO ADJACENT PARTITION OR JAMB SUBSTRATE.
2.) SEE FLOOR PLAN FOR DOOR SWING TO DETERMINE HANGING.
3.) PAINT ALL STEEL DOORS AND FRAMES.
4.) FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION AT AREAS WHERE DOORS ARE TO BE INSTALLED.
5.) REFER TO SPECIFICATIONS FOR ALL GLAZING / GLASS TYPES.
6.) REFER TO DOOR SCHEDULE FOR ALL DOOR SIZES, MATERIAL, HARDWARE, AND FINISHES.
7.) VERIFY ALL INFORMATION WITH OWNER, ARCHITECT, AND CONTRACTOR.
8.) COORDINATE ALL INFORMATION WITH SHOP DRAWINGS.
9.) EXIT DOORS SHALL BE OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, SPECIAL KNOWLEDGE, OR EFFORT.
10.) MANUALLY OPERATED FLUSH-BOLTS OR SURFACE BOLTS ARE PROHIBITED.
11.) PROVIDE 4" HEAD CONDITION AT ALL CMU WALL ASSEMBLIES.
12.) PROVIDE 5" HINGES ON ALL DOORS WIDER THAN 3'-0".
13.) PROVIDE "?" ANCHORS ON ALL MASONRY FRAMES, NO WIRE ANCHORS.
14.) ALL DOOR STOPS TO BE WALL TYPE WHERE POSSIBLE.
15.) MOUNT ALL DOOR OPERATING DEVICES (HANDLES, LATCHES, ETC) AT 40" A.F.F.

REMARKS LEGEND & DOOR SPECIFIC NOTES

1.) KNOX BOX OUTSIDE IN CLOSE PROXIMITY TO DOOR, AND AS REQUIRED BY THE FIRE DEPARTMENT
2.) PROVIDE POWER OPERATORS FOR DOOR LEAF SHOWN
3.) PROVIDE 8"x24" VISION GLASS.
4.) SIGNAGE - "ELEVATOR EQUIPMENT ROOM - NO STORAGE".
5.) SIGNAGE - "ELECTRICAL EQUIPMENT ROOM - NO STORAGE".
6.) SIGNAGE - "FIRE RISER ROOM - NO STORAGE".
7.) SIGNAGE - "FIRE ALARM CONTROL ROOM - NO STORAGE".
8.) SIGNAGE - "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS".
9.) PROVIDE TINTED TEMPERED GLAZING.
10.) DOORS TO BE HELD OPEN. INTERLOCK HOLD OPEN DEVICES TO FIRE ALARM SYSTEM, DOORS TO CLOSE UPON ALARM SIGNAL.
11.) GLASS TO BE 5/8" CLEAR TEMPERED.
12.) REFER TO INTERIOR ELEVATION 1/A-721 FOR ADDITIONAL INFORMATION.

WVR-35710
10/08/09 PC

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PLANNING & DEVELOPMENT

ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR	BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CEILING	REMARKS
FIFTH LEVEL									
500	NOT USED	—	—	—	—	—	—	—	
501	NOT USED	—	—	—	—	—	—	—	
502	ELEVATOR LOBBY	CPT/ST	ST	WD	WD	WD	WD	PTD. GYP.	
503	NOT USED	—	—	—	—	—	—	—	
504	NOT USED	—	—	—	—	—	—	—	
505	NOT USED	—	—	—	—	—	—	—	
506	STAIR 'A'	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD GYP.	
507	STAIR 'A' VESTIBULE	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD GYP.	
508	STAIR 'B'	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	
509	STAIR 'B' VESTIBULE	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	
510	NOT USED	—	—	—	—	—	—	—	
511	VESTIBULE	CPT	VCB	WC1	WC1	WC1	WC1	PTD GYP.	
512	ELECTRICAL	SC	VCB	—	—	—	—	XS	
513	TELEPHONE / COMMUNICATIONS	SC	VCB	GYP.	GYP.	GYP.	GYP.	XS	
514	JANITOR	SC	VCB	WR / MR GYP.	WR / MR GYP.	WR / MR GYP.	WR / MR GYP.	WR / MR GYP.	
515	NOT USED	—	—	—	—	—	—	—	
516	WOMEN'S RESTROOM	ST	ST	ST	ST & WC	WC	WC	PTD WR / MR GYP.	
517	NOT USED	—	—	—	—	—	—	—	
518	MEN'S RESTROOM	ST	ST	WC	ST & WC	ST	WC	PTD WR / MR GYP.	
519	STAIR 'C' VESTIBULE	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD GYP.	
520	STAIR 'C'	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD GYP.	
SIXTH LEVEL									
600	NOT USED	—	—	—	—	—	—	—	
601	NOT USED	—	—	—	—	—	—	—	
602	ELEVATOR LOBBY	CPT	ST	WD	WD	WD	WD	PTD GYP.	
603	NOT USED	—	—	—	—	—	—	—	
604	NOT USED	—	—	—	—	—	—	—	
605	NOT USED	—	—	—	—	—	—	—	
606	STAIR 'A'	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD GYP.	
607	STAIR 'A' VESTIBULE	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD GYP.	
608	STAIR 'B'	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD GYP.	
609	STAIR 'B' VESTIBULE	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD GYP.	
610	NOT USED	—	—	—	—	—	—	—	
611	VESTIBULE	CPT	VCB	WC1	WC1	WC1	WC1	PTD GPY.	
612A	ELECTRICAL	SC	VCB	—	—	—	—	XS	
612B	ELECTRICAL CLOSET	SC	VCB	GYP.	GYP.	GYP.	GYP.	XS	
613	TELEPHONE / COMMUNICATIONS	SC	VCB	GYP.	GYP.	GYP.	GYP.	XS	
614	JANITOR	SC	VCB	WR / MR GYP.	WR / MR GYP.	WR / MR GYP.	WR / MR GYP.	WR / MR GYP.	
615	NOT USED	—	—	—	—	—	—	—	
616	WOMEN'S RESTROOM	ST	ST	ST	ST & WC	WC	WC	PTD WR / MR GYP.	
617	NOT USED	—	—	—	—	—	—	—	
618	MEN'S RESTROOM	ST	ST	WC	ST & WC	ST	WC	PTD WR / MR GYP.	
619	STAIR 'C' VESTIBULE	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD GYP.	
620	STAIR 'C'	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD GYP.	
621	ELEVATOR CONTROL	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD GYP.	
PENTHOUSE									
P1	STAIR 'B'	SC		GYP.	GYP.	GYP.	GYP.	XS	
P2	ELECTRICAL CLOSET	SC	VCB	GYP.	GYP.	GYP.	GYP.	XS	
PARKING GARAGE									
G	FIRE RISER ROOM	SC		PTD	PTD	PTD	PTD	XS	

FINISH NOTES:

PAINT ALL INTERIOR DOORS FRAMES.

PROVIDE FLOOR FINISH TRANSITIONS AT THE CENTERLINE OF DOOR LEAF, UNLESS NOTED OTHERWISE.

PROVIDE STAINLESS STEEL TRANSITION STRIPS BETWEEN FLOOR FINISHES, UNLESS NOTED OTHERWISE.

PROVIDE RUBBER REDUCER BETWEEN FLOOR FINISHES AND UNFINISHED SLABS, TYPICAL.

CENTER FLOORING PATTERNS WITHIN THE SPACE UNLESS NOTED OTHERWISE.

TILE FLOORING NOTES:

1. SLAB-ON-GRADE: INSTALL TILE FLOORING OVER MONOLITHIC CLEAVAGE MEMBRANE.
2. STRUCTURAL FLOORS: INSTALL TILE FLOORING OVER MONOLITHIC WATERPROOFING MEMBRANE. EXTEND MEMBRANE UP WALL ASSEMBLY 6".

MATERIALS LEGEND

FLOORING

Carpet:
CPT1: Invision, Spirit (9157) - 299 Dining
CPT2: Shaw, Item Jour EW24 (56611) - Charcoal (10110)
CPT3: J&J Commercial, Plateau (5200) - 2701 Colorado

Stone Tile:
ST1 : Arizona Tile - Giallo Santo
ST2 : Arizona Tile - Treads Brown
ST3 : Arizona Tile - Treads Cream
ST4 : Arizona Tile - FL Bruno Impero

BASE

Stone Tile:
ST4 : Arizona Tile - FL Bruno Impero

Rubber:
VCB1 : 4" Rubber Base, Roppe - P193 Black Brown

WALLS

Paint:
PT01: SW 6143 - Basket Beige
PT02: SW 6015 - Kilim Beige
PT03: SW 7045 - Intellectual Gray

Wall Covering:
WC1 : Wood - Maple with clear finish
WC1 : Vinyl Wall Covering - Lanark Glazed Paper, Linen LZ-GP-09
WC2 : Vinyl Wall Covering - Koroseal Plymouth (221-10
VS1 : Gage Vertical Surfacing - Dogwood, Mirrors, GC 100 (SSMLD)

Tile:
ST4 : Arizona Tile - FL Bruno Impero

Plastic Laminate:
PL1 : Nevamar - Charcoal Fusion Textured (FM90017)

CEILING

PAINT:
PT02: SW 6015 - Kilim Beige
PT05: SW 7116 - A La Mode

Suspended Acoustical Tiles:
SAT : 2X2 Acoustic Ceiling Tiles, Armstrong Dune Second Look II #2712, Angled Tegular 15/16"
Grid - Armstrong Prelude XL 15/16"

MISCELLANEOUS

Doors:
Maple - White, Plain Sliced, Clear 2-95 Finish

Painted Door Frames:
PT04: SW 6169 - Hopsack

Lavatory Countertops:
Granite - Arizona Tile - Tropic Brown (Solid Slab)

GENERAL NOTES:

1. REFER TO FINISH PLANS FOR PATTERNING, LAYOUT, ETC.
2. PROVIDE WR/MR GYPSUM BOARD AT ALL RESTROOMS, JANITORS CLOSETS, ETC.

FINISH ABBREVIATIONS

WR/MR	Water resistant / Moisture Resistant	FRP	Fiberglass Reinforced Panels	GL	Glass	VCB	Vinyl Cove Base
PTD	Painted	GYP	Gypsum Board	ACT	Acoustical Ceiling Tile	SC	Sealed Concrete
FACT	Factory finish	HB	Hardboard	XS	Exposed to Structure	ST	Stone Tile
CONC	Concrete (Unfinished)	T&J	Tape and Joint Compound Only	CPT	Carpet	WC	Wall Covering
T	Tile	VCT	Vinyl Composition Tile	MAS	Masonite	WD	Wood Paneling

ROOM FINISH SCHEDULE

NO.	ROOM NAME	FLOOR	BASE	WALLS NORTH	WALLS EAST	WALLS SOUTH	WALLS WEST	CEILING	REMARKS
FIRST LEVEL									
A	PASSENGER ELEVATOR	ST & CPT	ST	WD	WD	WD	WD		
B	PASSENGER / SERVICE ELEVATOR	ST & CPT	ST	WD	WD	WD	WD		
100	VESTIBULE	CPT	ST	WC	WC	WC	WC	PTD. GYP.	
101	LOBBY	ST & CPT	ST	WD	WD	WD	WD	PTD. GYP.	
102	ELEVATOR LOBBY	ST & CPT	ST	WD	WD	WD	WD	PTD. GYP.	
103	LOBBY	ST & CPT	ST	WD	WD	WD	WD	PTD. GYP.	
104	VESTIBULE	CPT	ST	WC1	WC1	WC1	WC1	PTD GYP	
105	PASSAGEWAY	CPT	VCB	WC1	WC1	WC1	WC1	SAT	
106A	STAIR 'A'	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	
106B	MAINTENANCE	SC	VCB	WR / MR GYP.	WR / MR GYP.	WR / MR GYP.	WR / MR GYP.	PTD. GYP.	
107	NOT USED	—	—	—	—	—	—	—	
108	STAIR 'B'	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD GYP.	
109	MAIL ROOM	CPT	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	SAT	
110A	CORRIDOR	CPT	VCB	WC1	WC1	WC1	WC1	SAT	
110B	NOT USED	—	—	—	—	—	—	—	
111	VESTIBULE	CPT	VCB	WC1	WC1	WC1	WC1	XS	
112A	ELECTRICAL	—	—	—	—	—	—	—	
112B	ELECTRICAL CLOSET	SC	—	GYP.	GYP.	GYP.	GYP.	GYP.	
113	TELEPHONE / COMMUNICATIONS	SC	—	GYP.	GYP.	GYP.	GYP.	XS	
114	JANITOR	SC	VCB	WR / MR GYP.	WR / MR GYP.	WR / MR GYP.	WR / MR GYP.	WR / MR GYP.	
115	PASSAGEWAY	CPT	VCB	WC1	WC1	WC1	WC1	SAT	
116	WOMEN'S RESTROOM	ST	ST	ST	ST & WC	WC	WC	PTD WR / MR GYP.	
117	NOT USED	—	—	—	—	—	—	—	
118	MEN'S RESTROOM	ST	ST	WC	ST & WC	ST	WC	PTD WR / MR GYP.	
119	NOT USED	—	—	—	—	—	—	—	
120	STAIR 'C'	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	
121	FIRE RISER / PUMP ROOM	SC	VCB	WR / MR GYP.	WR / MR GYP.	WR / MR GYP.	WR / MR GYP.	XS	
122	MAIN ELECTRICAL	SC	VCB	GYP.	GYP.	GYP.	GYP.	XS	
123	NOT USED	—	—	—	—	—	—	—	
124	FIRE COMMAND CENTER	SC	VCB	WR / MR GYP.	WR / MR GYP.	WR / MR GYP.	WR / MR GYP.	XS	
125	CLOSET	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	GYP	
126	LOBBY	CPT	VCB	WC1	WC1	WC1	WC1	SAT	
127	LOBBY	CPT	VCB	WC1	WC1	WC1	WC1	PTD. GYP. & SAT	
SECOND LEVEL									
200	NOT USED	—	—	—	—	—	—	—	
201	NOT USED	—	—	—	—	—	—	—	
202	ELEVATOR LOBBY	CPT & ST	ST	WD	WD	WD	WD	PTD. GYP.	
203	NOT USED	—	—	—	—	—	—	—	
204	NOT USED	—	—	—	—	—	—	—	
205	NOT USED	—	—	—	—	—	—	—	
206	STAIR 'A'	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	
207	STAIR 'A' VESTIBULE	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	
208	STAIR 'B'	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	
209	STAIR 'B' VESTIBULE	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	
210	NOT USED	—	—	—	—	—	—	—	
211	VESTIBULE	CPT	VCB	WC1	WC1	WC1	WC1	WC1	
212	ELECTRICAL	SC	VCB	GYP.	GYP.	GYP.	GYP.	XS	
213	TELEPHONE / COMMUNICATIONS	SC	VCB	GYP.	GYP.	GYP.	GYP.	XS	
214	JANITOR	SC	VCB	WR / MR GYP.	WR / MR GYP.	WR / MR GYP.	WR / MR GYP.	WR / MR GYP.	
215	NOT USED	—	—	—	—	—	—	—	
216	WOMEN'S RESTROOM	ST	ST	ST	ST & WC	WC	WC	PTD WR / MR GYP.	
217	NOT USED	—	—	—	—	—	—	—	
218	MEN'S RESTROOM	ST	ST	WC	ST & WC	ST	WC	PTD WR / MR GYP.	
219	STAIR 'C' VESTIBULE	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	
220	STAIR 'C'	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	
THIRD LEVEL									
300	NOT USED	—	—	—	—	—	—	—	
301	NOT USED	—	—	—	—	—	—	—	
302	ELEVATOR LOBBY	CPT/ST	ST	WD	WD	WD	WD	PTD. GYP.	
303	NOT USED	—	—	—	—	—	—	—	
304	NOT USED	—	—	—	—	—	—	—	
305	NOT USED	—	—	—	—	—	—	—	
306	STAIR 'A'	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	
307	STAIR 'A' VESTIBULE	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	
308	STAIR 'B' VESTIBULE	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	
309	STAIR 'B'	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	
310	NOT USED	—	—	—	—	—	—	—	
311	VESTIBULE	CPT	VCB	WC1	WC1	WC1	WC1	PTD. GYP.	
312	ELECTRICAL	SC	VCB	GYP.	GYP.	GYP.	GYP.	XS	
313	TELEPHONE / COMMUNICATIONS	SC	VCB	GYP.	GYP.	GYP.	GYP.	XS	
314	JANITOR	SC	VCB	WR / MR GYP.	WR / MR GYP.	WR / MR GYP.	WR / MR GYP.	WR / MR GYP.	
315	NOT USED	—	—	—	—	—	—	—	
316	WOMEN'S RESTROOM	ST	ST	ST	ST & WC	WC	WC	PTD WR / MR GYP.	
317	NOT USED	—	—	—	—	—	—	—	
318	MEN'S RESTROOM	ST	ST	WC	ST & WC	ST	WC	PTD WR / MR GYP.	
319	STAIR 'C' VESTIBULE	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD GYP.	
320	STAIR 'C'	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD GYP.	
FOURTH LEVEL									
400	NOT USED	—	—	—	—	—	—	—	
401	NOT USED	—	—	—	—	—	—	—	
402	ELEVATOR LOBBY	CPT	ST	WD	WD	WD	WD	PTD. GYP.	
403	NOT USED	—	—	—	—	—	—	—	
404	NOT USED	—	—	—	—	—	—	—	
405	NOT USED	—	—	—	—	—	—	—	
406	STAIR 'A'	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	
407	STAIR 'A' VESTIBULE	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	
408	STAIR 'B'	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	
409	STAIR 'B' VESTIBULE	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	
410	NOT USED	—	—	—	—	—	—	—	
411	VESTIBULE	CPT	VCB	WC1	WC1	WC1	WC1	PTD. GYP.	
412A	ELECTRICAL	SC	VCB	—	—	—	—	XS	
412B	ELECTRICAL CLOSET	SC	VCB	GYP.	GYP.	GYP.	GYP.	XS	
413	TELEPHONE / COMMUNICATIONS	SC	VCB	GYP.	GYP.	GYP.	GYP.	XS	
414	JANITOR	SC	VCB	WR / MR GYP.	WR / MR GYP.	WR / MR GYP.	WR / MR GYP.	WR / MR GYP.	
415	NOT USED	—	—	—	—	—	—	—	
416	WOMEN'S RESTROOM	ST	ST	ST	ST & WC	WC	WC	PTD WR / MR GYP.	
417	NOT USED	—	—	—	—	—	—	—	
418	MEN'S RESTROOM	ST	ST	WC	ST & WC	ST	WC	PTD WR / MR GYP.	
419	STAIR 'C' VESTIBULE	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	
420	STAIR 'C'	SC	VCB	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	PTD. GYP.	

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DESIGN BY:

DRAWN BY:

CHECKED BY:

REV	DATE (YY/MM/DD)	DESCRIPTION
1	09/08/07	CONSULTANT PROJECT SET
2	[illegible]	CONSULTANT PROJECT SET
3	[illegible]	CONSULTANT ADDENDUM #1
4	[illegible]	CONSULTANT ADDENDUM #2
5	[illegible]	PERMIT REVISIONS

TITLE: FINISH SCHEDULE

PROJECT:
MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

DRAWING NO: A-601

SHEET: OF

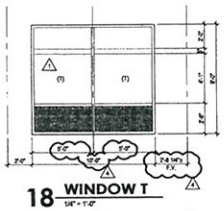
TITLE: FINISH SCHEDULE

GENERAL NOTES:

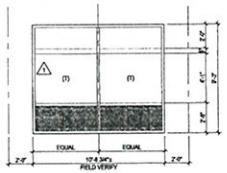
1. ALL EXTERIOR WINDOW AND DOOR ASSEMBLIES SHALL CONFORM TO I.B.C. SECTION 1714.5.
2. ALL GLASS UNITS AND GLAZING SHALL CONFORM TO I.B.C. SECTION 2403 AND 2404.

ABBREVIATIONS LEGEND:

(S) SPANDREL GLASS
(T) TEMPERED



18 WINDOW T
1/4" = 1'-0"



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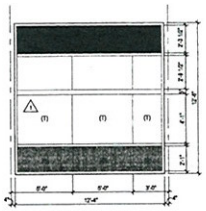

14 WINDOW P
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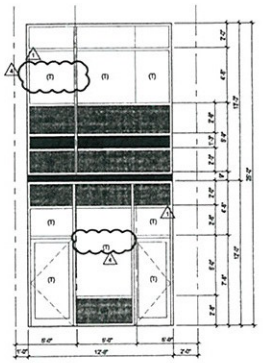

11 WINDOW L
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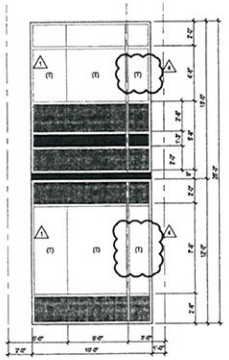

8 WINDOW H
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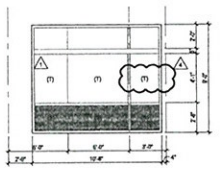

4 WINDOW D
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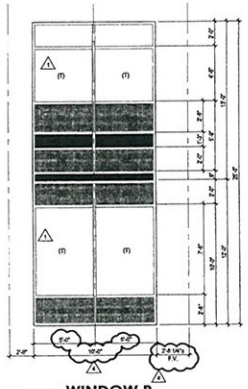

16 WINDOW R
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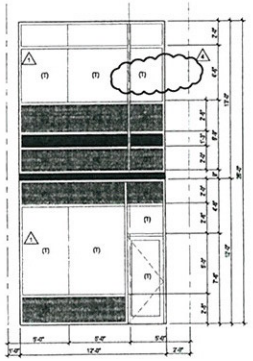

13 WINDOW N
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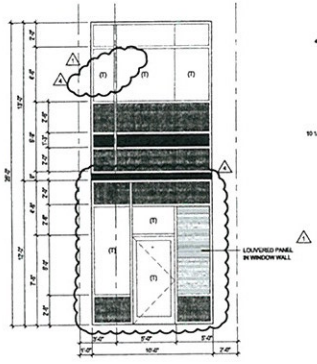
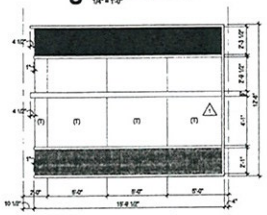
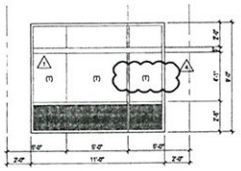


LOUVERED PANEL IN WINDOW WALL

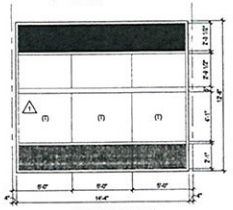
10 WINDOW K
1/4" = 1'-0"



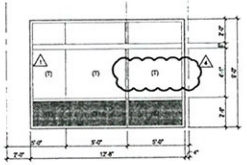
7 WINDOW G
1/4" = 1'-0"



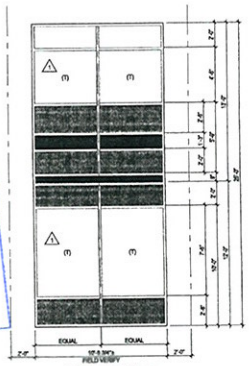
3 WINDOW C
1/4" = 1'-0"



6 WINDOW F
1/4" = 1'-0"



2 WINDOW B
1/4" = 1'-0"



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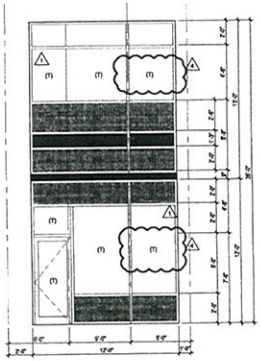
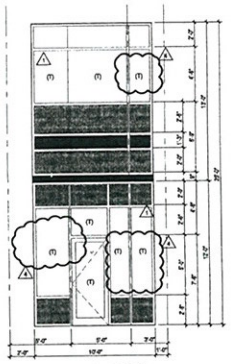
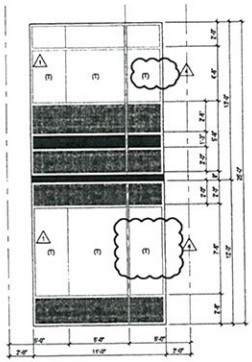


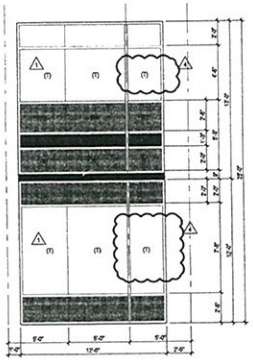
12 WINDOW M
1/4" = 1'-0"



9 WINDOW J
1/4" = 1'-0"



5 WINDOW E
1/4" = 1'-0"



1 WINDOW A
1/4" = 1'-0"

LAUTH
866 848 6500 - www.lauth.net

LAUTH PROPERTY GROUP
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E-MAIL: mail@lauth.net
PROJECT NUMBER: 7966
FILE NUMBER:

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of NEVADA LLC
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Suite 200
Denver CO 80111
303 220 0756
303 220 2156 fax
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CERTIFIED BY: TODD DESCHNER, REGISTERED, No. 6080, ARCHITECT, STATE OF NEVADA
DATE SIGNED: JULY 27 2009

TITLE: WINDOW ELEVATIONS
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

DESCRIPTION
DATE (MM/DD/YY)
REV

DRAWING NO. A-602
SHEET OF
TITLE: WINDOW ELEVATIONS

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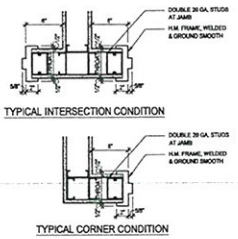
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

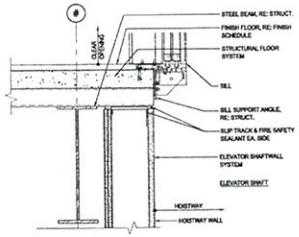
WVR-35710
10/08/09 PC



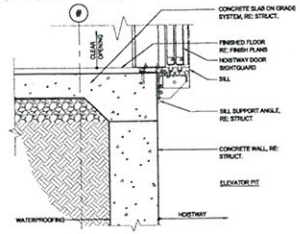
5 TYPICAL JAMB DETAILS
1 1/2"=1'-0"

4 NOT USED

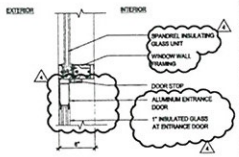
3 NOT USED



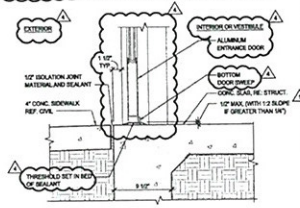
7 ELEVATOR SILL DETAIL
1 1/2"=1'-0"



6 ELEVATOR SILL DETAIL
1 1/2"=1'-0"



WINDOW WALL / ENTRANCE DOOR HEAD
2 1 1/2"=1'-0"



1 WINDOW WALL DOOR SILL
1 1/2"=1'-0"

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10/08/09 PC

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LAUTH
866 848 6500 - www.lauth.net

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STATE NUMBER

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DAVID TODD DEGRAW
REGISTERED
No. 6080
ARCHITECT
STATE OF NEVADA

DATE SIGNED: AUG 27 2009

DRAWN BY:

TITLE: WINDOW + DOOR DETAILS

PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

DATE (YYYY-MM-DD) 2009-08-07

CONSULTANT PROJECT NO. 0808

CONSULTANT PROJECT MANAGER DJS

REV	DATE (YYYY-MM-DD)	DESCRIPTION
1	2009-08-07	CONSTRUCTION SET
2	2009-08-21	PLAN REVIEW COMMENTS

DRAWING NO A-603

SHEET 05

TITLE: WINDOW + DOOR DETAILS

RECEIVED
AUG 21 2009
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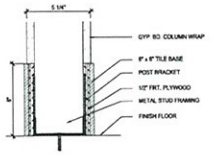
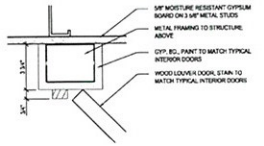
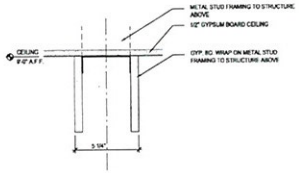
WVR-35710
10/08/09 PC



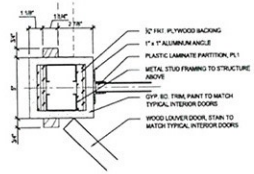
5 TOILET PARTITION AT BASE
3" = 1'-0"



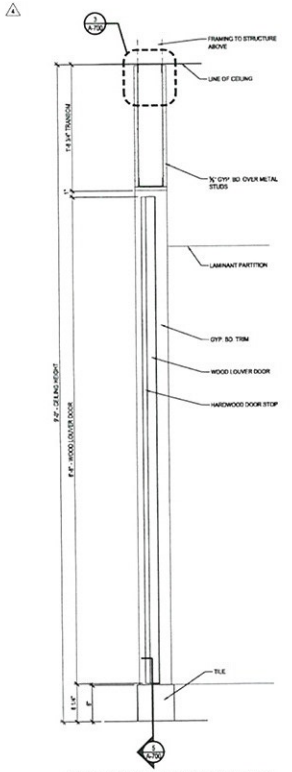
4 TOILET PARTITION COLUMN
3" = 1'-0"



3 TOILET PARTITION AT HEAD
3" = 1'-0"



2 TOILET PARTITION COLUMN
3" = 1'-0"

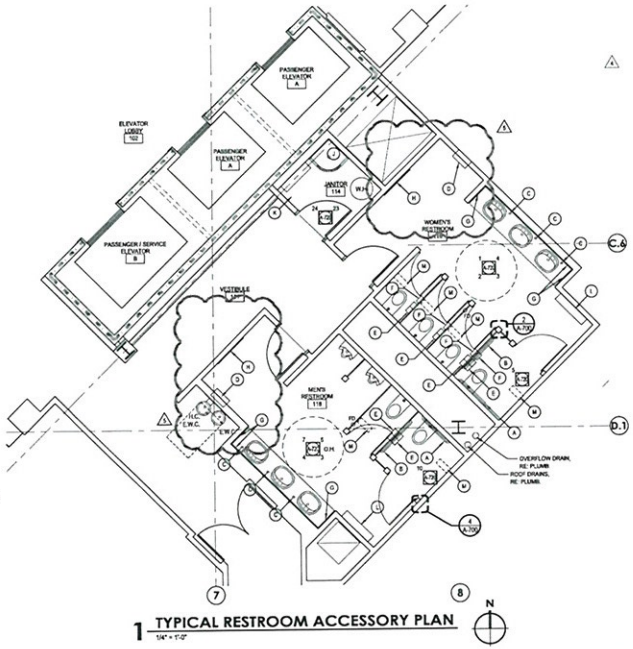


6 TOILET PARTITION SECTION
1-1/2" = 1'-0"

TYPICAL RESTROOM AND JANITOR ACCESSORIES

ALL FIXTURES BY BOBRICK UNLESS NOTED OTHERWISE

A	GRAB BAR: 36" LENGTH B-6806.99
B	GRAB BAR: 42" LENGTH B-6806.99
C	SOAP DISPENSER: B-8226
D	PAPER TOWEL DISPENSER / RECEPTACLE: B-43944
E	TOILET TISSUE DISPENSER: B-6969
F	NAPKIN DISPOSAL: B-270 (WOMEN'S ONLY)
G	WALL TO WALL MIRROR: 48" HIGH
H	FULL LENGTH MIRROR
J	FLOOR SINK: 24" X 24"
K	MOP HOLDER WITH SHELF: B-239
L	8" X 36" SHELF: B-298
M	FOLDING UTILITY SHELF: B-287



1 TYPICAL RESTROOM ACCESSORY PLAN
1/4" = 1'-0"

LAUTH
866 848 6500 - www.lauth.net

LAUTH PROPERTY GROUP

SEM ARCHITECTURE

TITLE: RESTROOM ACCESSORY PLAN
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

DRAWING NO. A-700
SHEET OF
TITLE: RESTROOM ACCESSORY PLAN

RECEIVED
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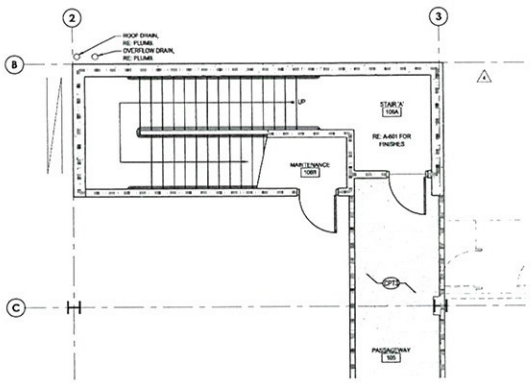
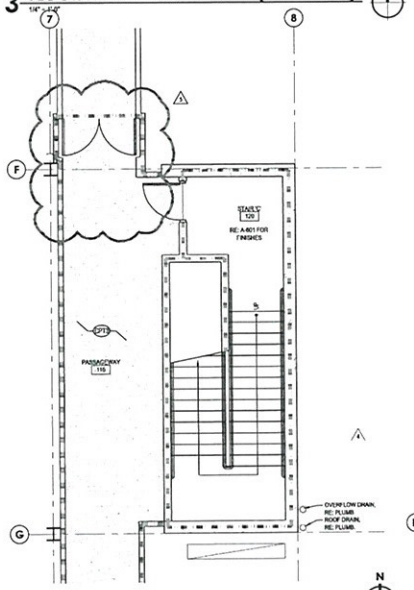
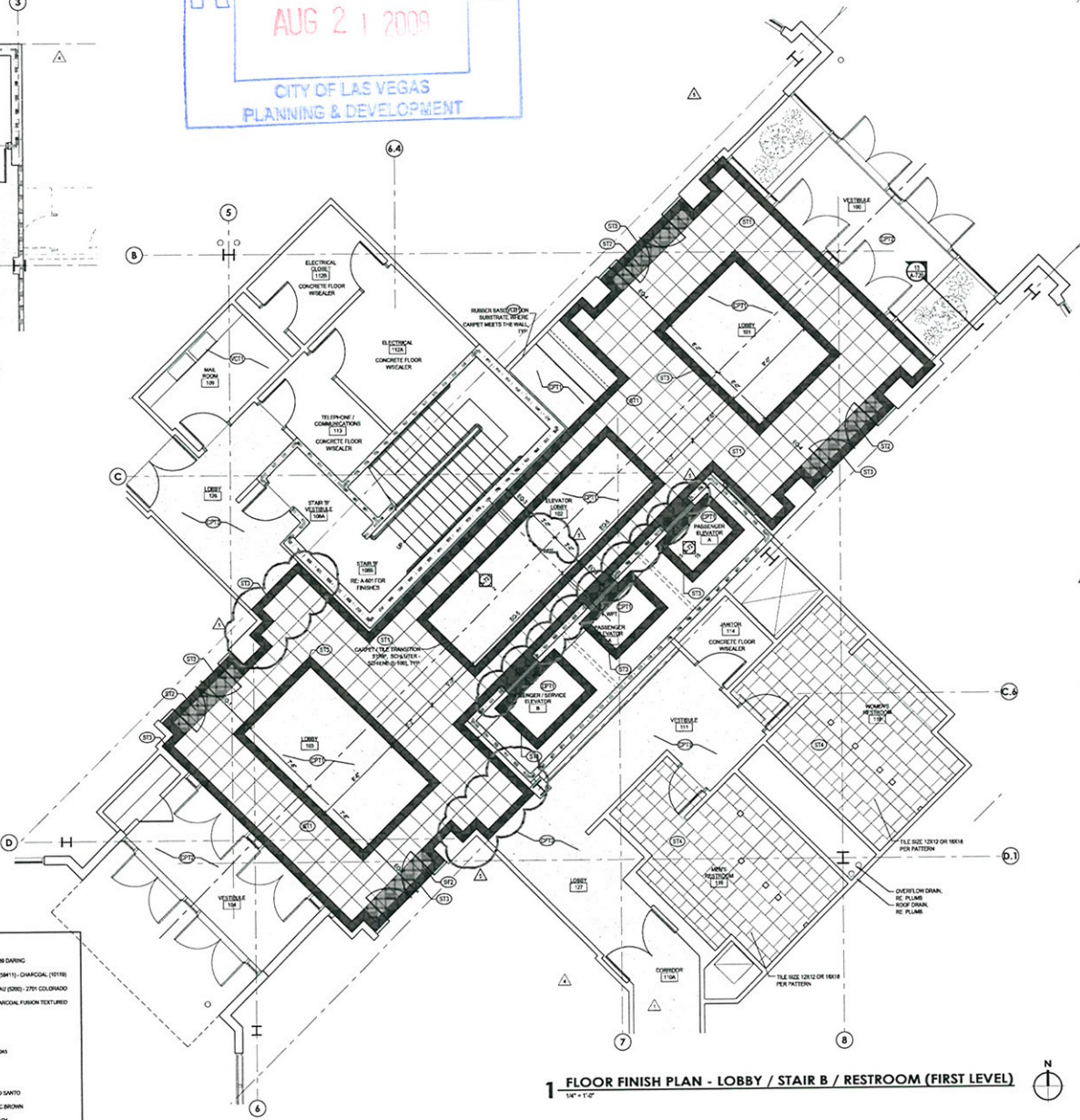


3 FLOOR FINISH PLAN - STAIR A (FIRST LEVEL)
1/4" = 1'-0"



2 FLOOR FINISH PLAN - STAIR C (FIRST LEVEL)
1/4" = 1'-0"



1 FLOOR FINISH PLAN - LOBBY / STAIR B / RESTROOM (FIRST LEVEL)
1/4" = 1'-0"

MATERIALS LEGEND:

CP1	CARPET - INVISION: SPIRIT (9157) - 299 DARING
CP2	CARPET - SHAW: BORN JOUR EW04 (58411) - CHARCOAL (10119)
CP3	CARPET - J&J COMMERCIAL - PLATEAU (5200) - 2701 COLORADO
PL1	PLASTIC LAMINATE - NEVAMAR - CHARCOAL FUSION TEXTURED (FW80017)
PT1	PAINT - BASKET BEIGE - SW 6143
PT2	PAINT - KILIM BEIGE - SW 6018
PT3	PAINT - INTELLECTUAL GRAY - SW 7045
PT4	PAINT - HOPSACK - SW 6139
PT5	PAINT A LA MODE - SW 7118
ST1	STONE TILE - ARIZONA TILE - GIALLO SANTO
ST2	STONE TILE - ARIZONA TILE - TROPIC BROWN
ST3	STONE TILE - DALTILE - GALAXY BLACK
ST4	STONE TILE - ARIZONA TILE - PL BRUNO IMPERO (12"x12" & 16"x16") - PORCELAIN TILE
T1	NOT USED
RB1	RUBBER BASE - ROPPE - P195 BLACK-BROWN
VS1	GAGE VERTICAL SURFACING: GAGECAST, BILTMORE, GC 100/SSMILK
WC1	WALL COVERING - LANARK GLAZED PAPER - LINEN L2 GP-09
WC2	WALL COVERING - KOROSEAL - PLYMOUTH L221-10
WD1	WOOD PANEL - MAPLE W/ CLEAR FINISH

FLOOR SYSTEMS

ASPHALT PAVING ON GRADE SYSTEM: 2" ASPHALT ON GRADE AND 4" AGGREGATE BASE COURSE, REFER TO CIVIL

SLAB ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, 2" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL, PROVIDE, FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL, PROVIDE, TRAFFIC SEALANT AT ALL CONTROL JOINTS.

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, OVER 2" SAND CAP, OVER VAPOR RETARDER, OVER 6" AGGREGATE BASE COURSE, REFER TO STRUCTURAL, PROVIDE LIGHT BROOMED FINISH, PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

ROOF SYSTEMS

MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED T.P.O. ROOFING SYSTEM OVER R-22 RIGID INSULATION ANCHORED TO METAL DECKING. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW

EXTERIOR WALL SYSTEMS

EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASS MAT GYPSUM SHEATHING ON STEEL STUDS, RE: STRUCT. PROVIDE 6" FOIL-FACED BATT INSULATION (R-19).

WINDOW SYSTEMS

ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL FRAMING WITH 1" INSULATED / TINTED / LOW 'E' GLAZING SYSTEM

INTERIOR WALL SYSTEMS

W1 - TYPICAL WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE. GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE. ON TENANT SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD

W2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD

W3 - EGRESS ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. EA. SIDE 3 5/8" METAL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495.

W4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD

W5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD ONE SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD

W5A - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD TO 6" ABOVE CEILING, ONE SIDE OF 6" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD

W6 - STAIR ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 6" METAL STUDS AT 16" O.C. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495.

W7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-415

W8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-15 (3 1/2") FOIL-FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL. HOLD 1" MIN. OFF. EXTEND WALL TO UNDERSIDE OF METAL DECKING. PROVIDE SLIP TRACK HEAD. GYPSUM BD. FINISH BY TENANT, N.I.C.

W9 - MECHANICAL SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-415

W10 - CORRIDOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1-HOUR RATED ASSEMBLY, UL # U-465

W11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1-HOUR RATED ASSEMBLY, UL # U-465

W12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS ON CONCRETE WALL. ONE SIDE. GYPSUM BD. TO STRUCTURE ON CORRIDOR SIDE.

W13 - INTERIOR WALL SYSTEM: 12" REINFORCED CONCRETE SHEAR WALL, 2-HOUR RATING PER 2003 IBC, TABLE 720.1(2) & 1.1, RE: A-003 & STRUCTURAL

CEILING SYSTEMS

SUSPENDED CEILING SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. ISOLATE GRID FROM PARTITIONS. RE: 2/A-216, ER-2244, COMPLIANCE TO ASTM C635, ASTM C636, AND ASCE 7.

SUSPENDED GYPSUM BOARD SYSTEM: 1/2" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

FIRE-RESISTANCE RATINGS

STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. Y726, STEEL COLUMNS WITH SPRAY APPLIED FIRE-PROOFING

STRUCTURAL FRAME MEMBERS, ENHANCED: 2-HOUR RATING, U.L. X771 & U.L. Y726, STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D788 & U.L. N791, COMPOSITE FLOOR ASSEMBLY OF 2 1/2" REINFORCED CONCRETE ON 3" D- 28 GA. METAL DECKING (5 1/2" TOTAL) SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P741, SINGLE PLY MEMBRANE, ROOF OVER 1 1/2" METAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

SCOPE OF WORK:

SCOPE OF WORK RELATED TO COMMON AREA INTERIORS IS INTENDED TO CONVEY A GENERAL LEVEL OF QUALITY AND MINIMUM STANDARDS. DESIGN OF COMMON AREA SPACES WILL BE FURTHER REFINED AND FINISH MATERIAL SELECTIONS COMPLETED WITH A FUTURE SET OF DESIGN DOCUMENTS.

GENERAL NOTES:

1. REFER TO SHEET A-601 FOR F INISH LEGEND AND MATERIALS.
2. PROVIDE FLOOR FINISH TRANSITIONS AT THE CENTERLINE OF DOOR LEAF, UNLESS NOTED OTHERWISE.
3. PROVIDE STAINLESS STEEL TRANSITION STRIPS BETWEEN FLOOR FINISHES, UNLESS NOTED OTHERWISE.
4. PROVIDE RUBBER REDUCER BETWEEN FLOOR FINISHES AND UNFINISHED SLABS, TYPICAL.
5. CENTER FLOORING PATTERNS WITHIN THE SPACE UNLESS NOTED OTHERWISE.

WVR-35710
10/08/09 PC

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PROJECT ARCH.: JOSH
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E-MAIL: jlaughman@lauthpg.com
PROJECT NUMBER: 1966
STATE NUMBER:

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Suite 200
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303 220 8500
303 220 0108 fax
www.11stmaryplace.com

CHECKED BY:

REV	DATE (YYYY-MM-DD)	DESCRIPTION	DRAWN BY
1	2009-08-07	PC SUBMITTAL	DONALD TAMI EDWARDS
2	2009-09-21	PC RESUBMITTAL	DONALD TAMI EDWARDS
3	2009-10-08	PC RESUBMITTAL	DONALD TAMI EDWARDS

TITLE: FLOOR FINISH PLANS (FIRST LEVEL)
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

DRAWING NO: A-710
SHEET OF
TITLE: FLOOR FINISH PLANS

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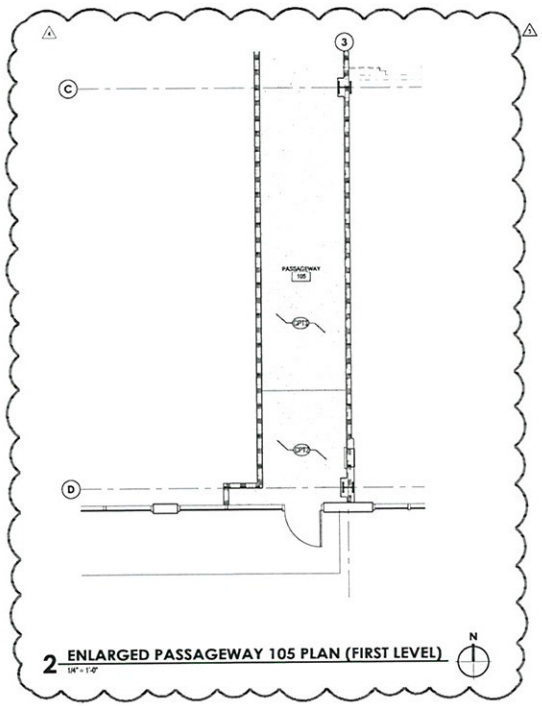
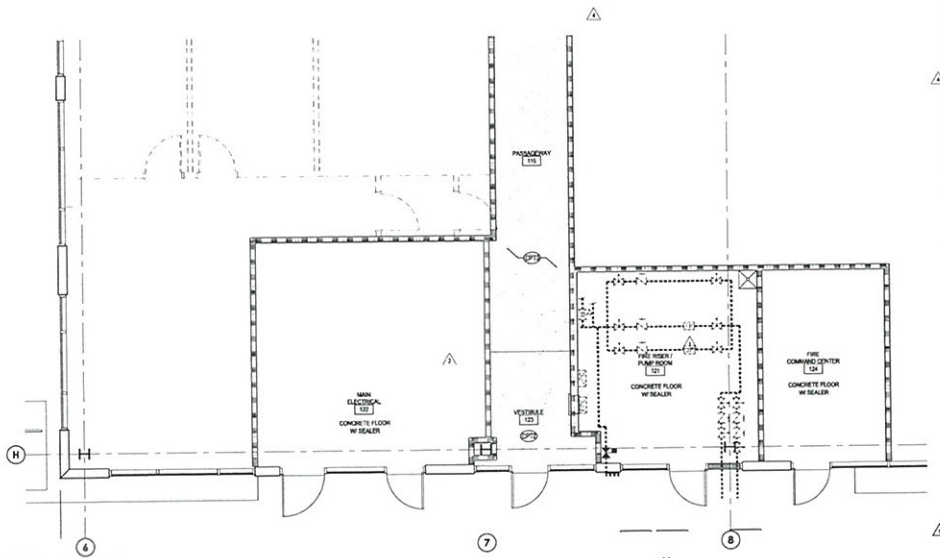
PLANNING & DEVELOPMENT



2 ENLARGED PASSAGEWAY 105 PLAN (FIRST LEVEL)
1/4" = 1'-0"



1 ENLARGED VESTIBULE / UTILITY PLAN (FIRST LEVEL)
1/4" = 1'-0"

WVR-35710
10/08/09 PC

FLOOR SYSTEMS

ASPHALT PAVING ON GRADE SYSTEM: 2" ASPHALT ON GRADE, AND 4" AGGREGATE BASE COURSE. REFER TO CIVIL

SLAB ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, 3" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL, PAINT OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL, PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, OVER 2" SAND CAP, OVER VAPOR RETARDER, OVER 6" AGGREGATE BASE COURSE, REFER TO STRUCTURAL, PROVIDE LIGHT BROOMED FINISH, PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS

ROOF SYSTEMS

MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED T.P.O. ROOFING SYSTEM OVER R-22 RIGID INSULATION ANCHORED TO METAL DECKING, PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW

EXTERIOR WALL SYSTEMS

EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASS MAT GYPSUM SHEATHING ON STEEL STUDS, RE. STRUCT. PROVIDE 6" FOIL-FACED BATT INSULATION (R-19).

WINDOW SYSTEMS

ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL FRAMING WITH 1" INSULATED TINTED LOW 'E' GLAZING SYSTEM.

INTERIOR WALL SYSTEMS

W1 - TYPICAL WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE, ON TENANT SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W3 - EQUIPMENT ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. EA. SIDE 3 5/8" METAL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495.

W4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE, TO 6" ABOVE CEILING. ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD

W4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ONE SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5A - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. TO 6" ABOVE CEILING, ONE SIDE OF 6" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD

W6 - STAIR ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 6" METAL STUDS AT 16" O.C. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495.

W7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER, PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-415

W8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-15 (3 1/2") FOIL-FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL. HOLD 1" MIN. OFF. EXTEND WALL TO UNDERSIDE OF METAL DECKING. PROVIDE SLIP TRACK HEAD. GYPSUM BD. FINISH BY TENANT, N.I.C.

W9 - MECHANICAL SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER, PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-415

W10 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1-HOUR RATED ASSEMBLY, UL # U-465

W12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS ON CONCRETE SHEARWALL, NO TREATMENT REQUIRED ON CORRIDOR SIDE

W13 - INTERIOR WALL SYSTEM: 12" REINFORCED CONCRETE SHEAR WALL. 2-HOUR RATING PER 2003 IBC, TABLE 720.1(2) & 1.1, REF. A-003 & STRUCTURAL

CEILING SYSTEMS

SUSPENDED CEILING SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. ISOLATE GRID FROM PARTITIONS, RE: DS-210, ER-2344, COMPLIANCE TO ASTM C635, ASTM C636, AND ASCE 7.

SUSPENDED GYPSUM BOARD SYSTEM: 1/2" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: 5/8" EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

FIRE-RESISTANCE RATINGS

STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. V725, STEEL COLUMNS WITH SPRAY APPLIED FIRE PROOFING.

STRUCTURAL FRAME MEMBERS, ENHANCED: 2-HOUR RATING, U.L. X771 & U.L. V725, STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D788 & U.L. N791, COMPOSITE FLOOR ASSEMBLY OF 2 1/2" REINFORCED CONCRETE ON 3" D 28 GA. METAL DECKING (5 1/2" TOTAL) SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE PROOFING

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P744, SINGLE PLY MEMBRANE ROOF OVER 1 1/2" METAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE PROOFING

SCOPE OF WORK:

SCOPE OF WORK RELATED TO COMMON AREA INTERIORS IS INTENDED TO CONVEY A GENERAL LEVEL OF QUALITY AND MINIMUM STANDARDS. DESIGN OF COMMON AREA SPACES WILL BE FURTHER REFINED AND FINISH MATERIAL SELECTIONS COMPLETED WITH A FUTURE SET OF DESIGN DOCUMENTS.

GENERAL NOTES:

1. REFER TO SHEET A-801 FOR FINISH LEGEND AND MATERIALS.
2. PROVIDE FLOOR FINISH TRANSITIONS AT THE CENTERLINE OF DOOR LEAF, UNLESS NOTED OTHERWISE.
3. PROVIDE STAINLESS STEEL TRANSITION STRIPS BETWEEN FLOOR FINISHES, UNLESS NOTED OTHERWISE.
4. PROVIDE RUBBER REDUCER BETWEEN FLOOR FINISHES AND UNFINISHED SLABS, TYPICAL.
5. CENTER FLOORING PATTERNS WITHIN THE SPACE UNLESS NOTED OTHERWISE.

FINISH LEGEND:

CARPET
- CPT1 — REFER TO MATERIALS LEGEND ON SHEET A-801
- CPT2 — REFER TO MATERIALS LEGEND ON SHEET A-801
- CPT3 — REFER TO MATERIALS LEGEND ON SHEET A-801

STONE TILE:
- ST1 — REFER TO MATERIALS LEGEND ON SHEET A-801
- ST2 — REFER TO MATERIALS LEGEND ON SHEET A-801
- ST3 — REFER TO MATERIALS LEGEND ON SHEET A-801
- ST4 — REFER TO MATERIALS LEGEND ON SHEET A-801

PAINT, CONCRETE TILE:
- PNT — REFER TO MATERIALS LEGEND ON SHEET A-801

LAUTH
866 848 6500 - www.lauth.net

LAUTH PROPERTY GROUP
PROJECT MGR. [illegible]
CONTACT: R. KELLY
TELEPHONE: 732-274-5241
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E-MAIL: rkelly@lauth.net
STREET ADDRESS: 1 Gateway Center Suite 420
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SEM ARCHITECTS
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www.11sem@1sem.com

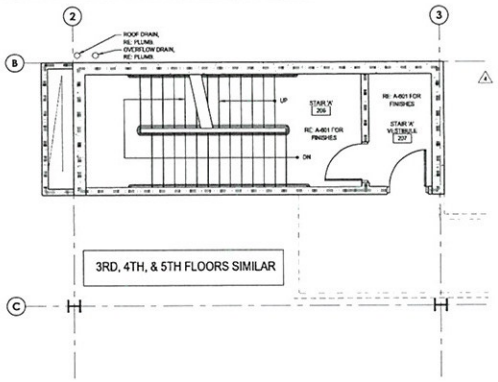
NO	DATE	DESCRIPTION
1	07/17/09	PLANNING SUBMITTAL
2	08/21/09	PLANNING RESUBMITTAL
3	09/17/09	PLANNING RESUBMITTAL
4	10/08/09	PLANNING RESUBMITTAL

DRAWN BY: [illegible]
CHECKED BY: [illegible]
DATE: 10/08/09

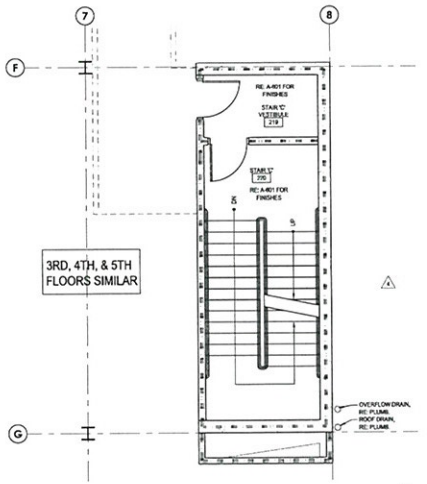
TITLE: FLOOR FINISH PLANS (FIRST LEVEL)
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

DRAWING NO: A-711
SHEET OF
TITLE: FLOOR FINISH PLANS

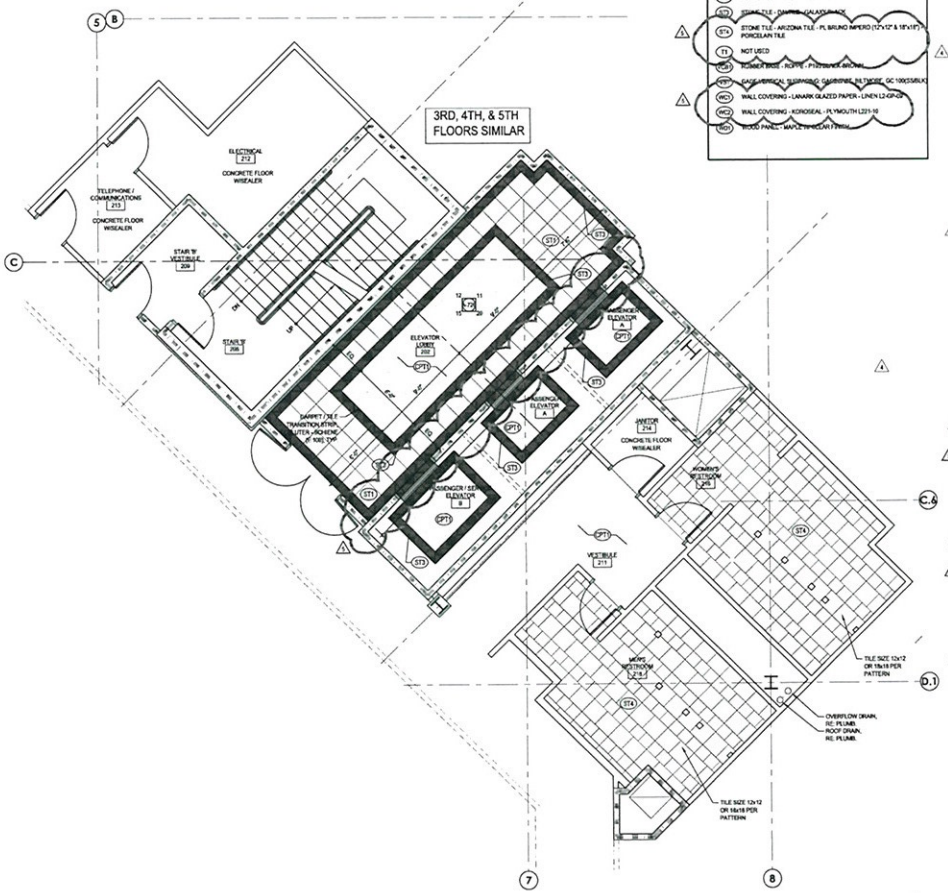
RECEIVED
AUG 21 2009
CITY OF LAS VEGAS
6.4 PLANNING & DEVELOPMENT



3 FLOOR FINISH PLAN - STAIR A (SECOND LEVEL)
1/4" = 1'-0"



2 FLOOR FINISH PLAN - STAIR C (SECOND LEVEL)
1/4" = 1'-0"



1 FLOOR FINISH PLAN - LOBBY / STAIR B / RESTROOM (SECOND LEVEL)
1/4" = 1'-0"

MATERIALS LEGEND:

CPT1	CARPET - INVISION SPIRIT (51517) - 700 DARING
CPT2	CARPET - SHAW BORN JOUR EW24 (5M411) - CHARCOAL, (70119)
CPT3	CARPET - J&J COMMERCIAL - PLATEAU (CORE) - 2701 COLORADO
PL1	PLASTIC LAMINATE - NEVAMAR - CHARCOAL FUSION TEXTURED (FW3007)
PT1	PAINT - BASKET BEIGE - SW 6143
PT2	PAINT - KILIM BEIGE - SW 6016
PT3	PAINT - INTELLECTUAL GRAY - SW 7045
PT4	PAINT - HOPSACK - SW 9130
PT5	PAINT A LA MODE - SW 7116
ST1	STONE TILE - ARIZONA TILE - GIALLO SANTO
ST2	STONE TILE - ARIZONA TILE - TROPIC BROWN
ST3	STONE TILE - DANTE - GALAXY BLACK
ST4	STONE TILE - ARIZONA TILE - PL BRUNO IMPERO (12"X12" & 18"X18") PORCELAIN TILE
T1	NOT USED
WC1	RUBBER BASE - ROPPE - P1825 DARK BROWN
WP1	BASE/VERTICAL SURFACE: CARPENTER, 84 THICK, QC 100/35/BLK
WC1	WALL COVERING - LANARK GLAZED PAPER - LINEN L2-GP426
WC2	WALL COVERING - KORSEAL - PLYMOUTH L221-10
WD1	WOOD PANEL - MAPLE W/CLEAR FINISH

FLOOR SYSTEMS

ASPHALT PAVING ON GRADE SYSTEM: 2" ASPHALT ON GRADE AND 4" AGGREGATE BASE COURSE, REF. GEOTECH. CIVIL.

SLAB ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, 3" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL, PAINT OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL, PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL, PROVIDE, TRAFFIC SEALANT AT ALL CONTROL JOINTS.

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE OVER 2" SAND OR 10" OVER VAPOR RETARDER, OVER 6" AGGREGATE BASE COURSE, REFER TO STRUCTURAL, PROVIDE LIGHT BROOMED FINISH, PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

ROOF SYSTEMS

MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED T.P.O. ROOFING SYSTEM OVER R-22 RIGID INSULATION ANCHORED TO METAL DECKING, PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

EXTERIOR WALL SYSTEMS

EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASS MAT GYPSUM SHEATHING ON STEEL STUDS, RE. STRUCT. PROVIDE 6" FOIL-FACED BATT INSULATION (R-19).

WINDOW SYSTEMS

ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL FRAMING WITH 1" INSULATED TINTED / LOW E" GLAZING SYSTEM.

INTERIOR WALL SYSTEMS

W1 - TYPICAL WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE, ON TENANT SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W3 - 1-HOUR ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. TA. SIDE 3 5/8" METAL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495.

W4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE, TO 6" ABOVE CEILING. ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON EACH SIDE, TO 6" ABOVE CEILING. ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD ONE SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5A - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. TO 6" ABOVE CEILING, ONE SIDE OF 6" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W6 - STAIR ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 6" METAL STUDS AT 16" O.C. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495.

W7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER, PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-415

W8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-15 (3 1/2") FOIL-FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL. HOLD 1" MIN. OFF. EXTEND WALL TO UNDERSIDE OF METAL DECKING. PROVIDE SLIP TRACK HEAD. GYPSUM BD. FINISH BY TENANT, N.I.C.

W9 - MECHANICAL SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 3" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER, PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-415

W10 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1-HOUR RATED ASSEMBLY, UL # U-495

W12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS ON CONCRETE WALL. CFP. TO STRUCTURE ON CORRIDOR SIDE

W13 - INTERIOR WALL SYSTEM: 12" REINFORCED CONCRETE SHEAR WALL, 2-HOUR RATING PER 2003 IBC, TABLE 720.1(2)-A-1.1, RE: A-003 & STRUCTURAL.

CEILING SYSTEMS

SUSPENDED CEILING SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. ISOLATE GRID FROM PARTITIONS. RE: 2A-210, ER-2244, COMPLIANCE TO ASTM C635, AS14C001, AND AASC 7.

SUSPENDED GYPSUM BOARD SYSTEM: 1/2" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: 5/8" EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

FIRE-RESISTANCE RATINGS

STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. 9725, STEEL COLUMNS WITH SPRAY APPLIED FIRE PROOFING.

STRUCTURAL FRAME MEMBERS, ENHANCED: 2-HOUR RATING, U.L. X771 & U.L. 9738, STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D788 & U.L. N769, COMPOSITE FLOOR ASSEMBLY OF 3 1/2" REINFORCED CONCRETE ON 3" D 28 GA. METAL DECKING (5 1/2" TOTAL) SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE PROOFING.

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P741, SINGLE PLY MEMBRANE ROOF OVER 1 1/2" METAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE PROOFING.

SCOPE OF WORK:

SCOPE OF WORK RELATED TO COMMON AREA INTERIORS IS INTENDED TO CONVEY A GENERAL LEVEL OF QUALITY AND MINIMUM STANDARDS. DESIGN OF COMMON AREA SPACES WILL BE FURTHER REFINED AND FINISH MATERIAL SELECTIONS COMPLETED WITH A FUTURE SET OF DESIGN DOCUMENTS.

GENERAL NOTES:

1. REFER TO SHEET A-901 FOR FINISH LEGEND AND MATERIALS.
2. PROVIDE FLOOR FINISH TRANSITIONS AT THE CENTERLINE OF DOOR LEAF, UNLESS NOTED OTHERWISE.
3. PROVIDE STAINLESS STEEL TRANSITION STRIPS BETWEEN FLOOR FINISHES, UNLESS NOTED OTHERWISE.
4. PROVIDE RUBBER REDUCER BETWEEN FLOOR FINISHES AND UNFINISED SLABS, TYPICAL.
5. CENTER FLOORING PATTERNS WITHIN THE SPACE UNLESS NOTED OTHERWISE.

WVR-35710
10/08/09 PC

LAUTH
866 848 6500 - www.lauth.net
LAUTH PROPERTY GROUP
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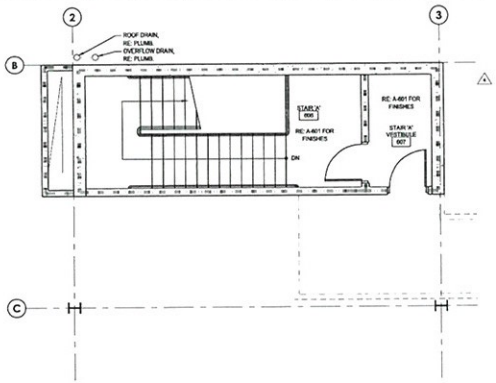
877 S Colorado Blvd
Suite 200
Denver, CO 80246
303 220 8100
303 220 0708 Fax
www.SEMARCHITECTS.com

TITLE: FLOOR FINISH PLANS (SECOND LEVEL)
PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

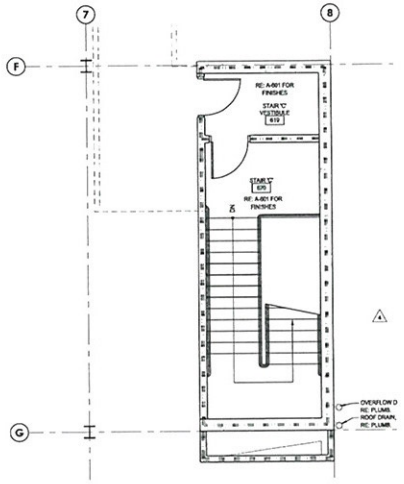
REV	DATE (YYYY-MM-DD)	DESCRIPTION
1	2009-10-07	PER CITY COMMENTS

DRAWING NO: A-712
SHEET: OF
TITLE: FLOOR FINISH PLANS

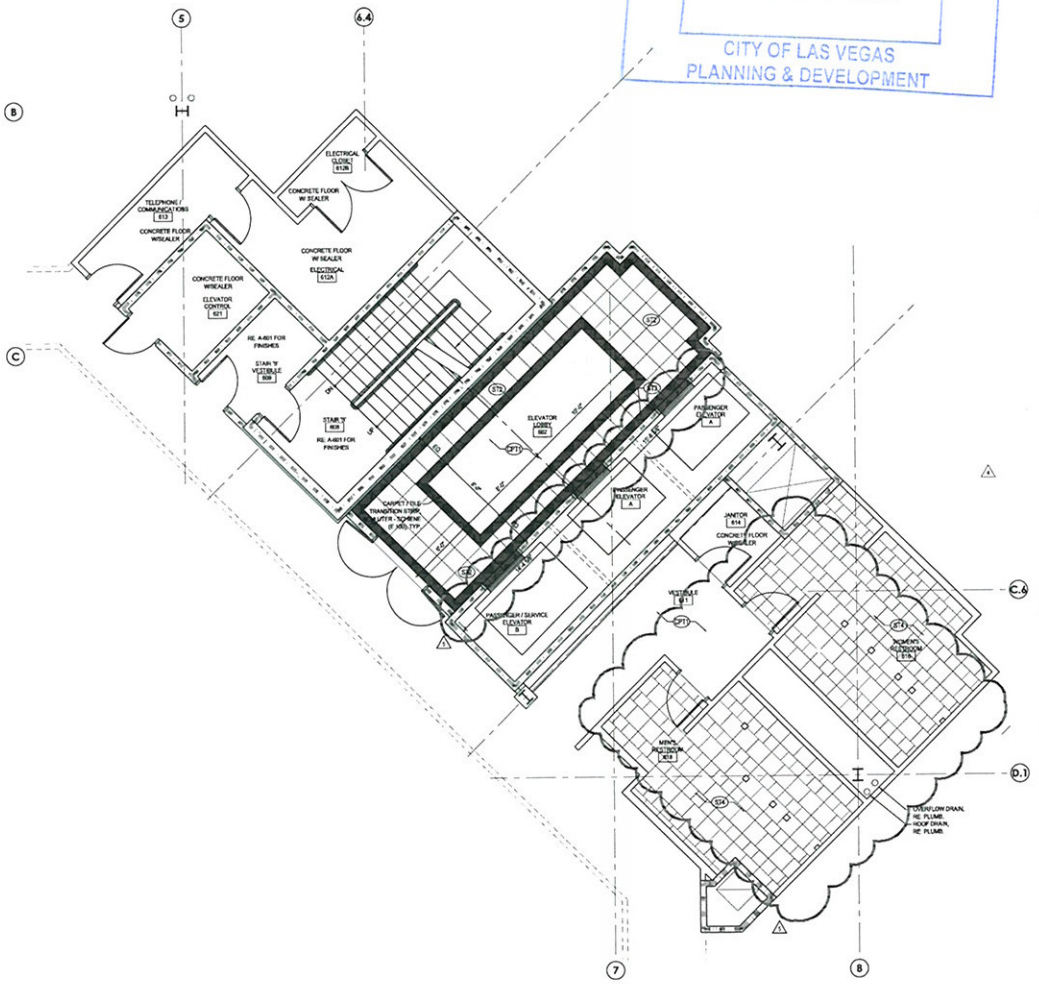
RECEIVED
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



3 FLOOR FINISH PLAN - STAIR A (SIXTH LEVEL)
1/4" = 1'-0"



2 FLOOR FINISH PLAN - STAIR C (SIXTH LEVEL)
1/4" = 1'-0"



1 FLOOR FINISH PLAN - LOBBY / STAIR B / RESTROOM (SIXTH LEVEL)
1/4" = 1'-0"

FLOOR SYSTEMS

ASPHALT PAVING ON GRADE SYSTEM: 2" ASPHALT ON GRADE AND 4" AGGREGATE BASE COURSE, REFER TO CIVIL.

SLAB ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE, 3" SAND OVER VAPOR RETARDER AND 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL.

STRUCTURAL FLOOR SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

STRUCTURAL DECK SYSTEM: CONCRETE SLAB ON METAL DECK, REFER TO STRUCTURAL, PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

CONCRETE PAVING ON GRADE SYSTEM: REINFORCED, CONCRETE SLAB ON GRADE OVER 3" SAND CAP OVER VAPOR RETARDER, OVER 4" AGGREGATE BASE COURSE, REFER TO STRUCTURAL. PROVIDE LIGHT BROOMED FINISH. PROVIDE TRAFFIC SEALANT AT ALL CONTROL JOINTS.

ROOF SYSTEMS

MEMBRANE ROOF SYSTEM: MECHANICALLY FASTENED T.P.O. ROOFING SYSTEM OVER R-22 RIGID INSULATION ANCHORED TO METAL DECKING. PART OF FIRE-RESISTANT ASSEMBLY DESCRIBED BELOW.

EXTERIOR WALL SYSTEMS

EXTERIOR WALL SYSTEM: SPECIFIED FINISH & WEATHER BARRIER OVER 5/8" GLASS MAT GYPSUM SHEATHING ON STEEL STUDS, RE: STRUCT. PROVIDE 6" FOIL-FACED BATT INSULATION (R-19).

WINDOW SYSTEMS

ALUMINUM WINDOW WALL SYSTEM: ANODIZED ALUMINUM WINDOW WALL FRAMING WITH 1" INSULATED TINTED / LOW 'E' GLAZING SYSTEM.

INTERIOR WALL SYSTEMS

W1 - TYPICAL WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE. GYPSUM BD. ON CORRIDOR SIDE TO STRUCTURE, ON TENANT SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W2 - INTERIOR WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W3 - EGRESS ENCLOSURE WALL SYSTEM: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. EA. SIDE 3 5/8" METAL STUDS @ 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495.

W4 - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON ONE SIDE & 5/8" GYPSUM BOARD ON THE OTHER SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W4A - TOILET ROOM WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. ON EACH SIDE TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5 - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD ONE SIDE, TO 6" ABOVE CEILING, ON 3 5/8" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W5A - PLUMBING WALL SYSTEM: 5/8" MOISTURE RESISTANT GYPSUM BD. TO 6" ABOVE CEILING, ONE SIDE OF 6" METAL STUDS AT 16" O.C. TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W6 - STAIR ENCLOSURE WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BOARD EACH SIDE OF 6" METAL STUDS AT 16" O.C. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-495.

W7 - ELEVATOR SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 6" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-415.

W8 - PERIMETER WALL SYSTEM: 3 5/8" METAL STUDS AT 16" O.C. WITH R-15 (3 1/2") FOIL FACED BATT INSULATION. DO NOT ATTACH STUDS TO EXTERIOR WALL PANEL. HOLD 1" MIN. OFF. EXTEND WALL TO UNDERSIDE OF METAL DECKING. PROVIDE SLIP TRACK HEAD. GYPSUM BD. FINISH BY TENANT.

W9 - MECHANICAL SHAFT WALL: 2 LAYERS 5/8" TYPE 'X' GYPSUM BD. ON 4" SHAFTWALL STUDS AT 16" O.C. W/ 1" GYPSUM BD. LINER. PROVIDE RATED SLIP TRACK HEAD. 2-HOUR RATED ASSEMBLY, UL # U-415.

W10 - INTERIOR WALL SYSTEM: METAL STUDS AT 16" O.C. WITH 5/8" GYPSUM BD. ON EACH SIDE, TO 6" ABOVE CEILING. EXTEND STUDS TO BOTTOM OF STRUCTURE ABOVE, PROVIDE SLIP TRACK HEAD.

W11 - INTERIOR WALL SYSTEM: 5/8" TYPE 'X' GYPSUM BD. ON 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL UP TO STRUCTURE & PROVIDE RATED SLIP TRACK HEAD. 1-HOUR RATED ASSEMBLY, UL # U-495.

W12 - INTERIOR WALL SYSTEM: 5/8" GYPSUM BD. ON 7/8" HAT CHANNELS OR FURRING CHANNELS TO STRUCTURE ABOVE.

W13 - INTERIOR WALL SYSTEM: 12" REINFORCED CONCRETE SHEAR WALL. 2-HOUR RATING PER 2003 IBC, TABLE 720.1(2)-4.1.1, RE: A-003 & STRUCTURAL.

CEILING SYSTEMS

SUSPENDED CEILING SYSTEM: SUSPENDED GRID CEILING WITH ACOUSTICAL TILES. ISOLATE GRID FROM PARTITIONS. RE: 2/A-210, ER-2244, COMPLIANCE TO ASTM C635, ASTM C636, AND ASCE 7.

SUSPENDED GYPSUM BOARD SYSTEM: 1/2" GYPSUM CEILING BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

SUSPENDED GYPSUM SOFFIT BOARD SYSTEM: 5/8" EXTERIOR GYPSUM SOFFIT BOARD ON SUSPENDED STEEL FRAMING, PAINTED. ER-1338

FIRE-RESISTANCE RATINGS

STRUCTURAL FRAME MEMBERS, TYPICAL: 1-HOUR RATING, U.L. X771 & U.L. V725, STEEL COLUMNS WITH SPRAY APPLIED FIRE-PROOFING.

STRUCTURAL FRAME MEMBERS, ENHANCED: 2-HOUR RATING, U.L. X771 & U.L. V726, STEEL COLUMNS AND BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FLOOR CONSTRUCTION: 1-HOUR RATING, U.L. D788 & U.L. N791, COMPOSITE FLOOR ASSEMBLY OF 3 1/2" REINFORCED CONCRETE ON 3" D 20 GA. METAL DECKING (6 1/2" TOTAL) SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

ROOF CONSTRUCTION: 1-HOUR RATING, U.L. P741, SINGLE PLY MEMBRANE ROOF OVER 1 1/2" METAL DECKING SUPPORTED BY STEEL BEAMS WITH SPRAY APPLIED FIRE-PROOFING.

FINISH LEGEND:

CARPET:
- CPT1 — REFER TO MATERIALS LEGEND ON SHEET A-601
- CPT2 — REFER TO MATERIALS LEGEND ON SHEET A-601
- CPT3 — REFER TO MATERIALS LEGEND ON SHEET A-601

STONE TILE:
- ST1 — REFER TO MATERIALS LEGEND ON SHEET A-601
- ST2 — REFER TO MATERIALS LEGEND ON SHEET A-601
- ST3 — REFER TO MATERIALS LEGEND ON SHEET A-601
- ST4 — REFER TO MATERIALS LEGEND ON SHEET A-601

VINYL COMPOSITION TILE:
- VCT1 — REFER TO MATERIALS LEGEND ON SHEET A-601

WVR-35710
10/08/09 PC

LAUTH
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LAUTH PROPERTY GROUP
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PROJECT NUMBER: 7844
R.E.I.S. NUMBER:

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303.220.0768 Fax
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DESIGNED BY:

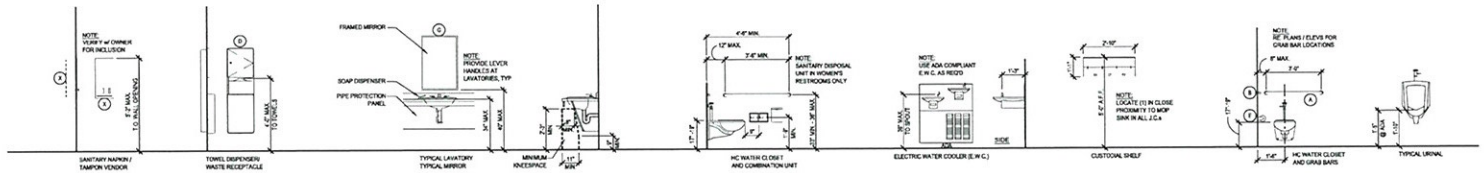
FLOOR FINISH PLANS (SIXTH LEVEL)

PROJECT:
MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

REV	DATE (YYYY-MM-DD)	DESCRIPTION	CONSULTANT INITIALS
1	2009-10-07	PLANNING RESUBMITTAL	DM

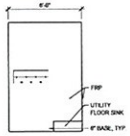
DRAWING NO: A-713
SHEET: OF
TITLE: FLOOR FINISH PLANS

26 GRAB BAR DETAIL
3/4" = 1'-0"

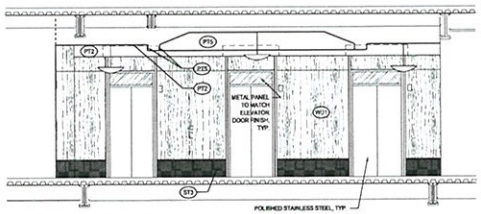


25 ACCESSIBILITY GUIDELINES
3/8" = 1'-0"

NOTE:
VERIFY AND INSTALL ACCESSORIES AND FIXTURES PER ANSI GUIDELINES AND AS REQUIRED BY THE MANUFACTURER TO MEET ACCESSIBILITY REQUIREMENTS AND CLEARANCES.

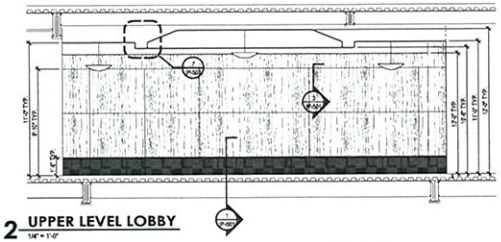


24 JANITOR RM 114, TYP.
1/4" = 1'-0"



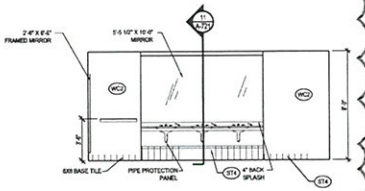
20 UPPER LEVEL LOBBY
1/4" = 1'-0"

16 NOT USED

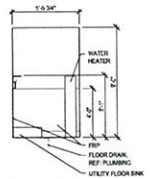


12 UPPER LEVEL LOBBY
1/4" = 1'-0"

8 NOT USED

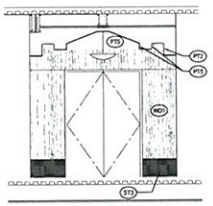


4 WOMEN RM 116
1/4" = 1'-0"
MEN'S SIMILAR

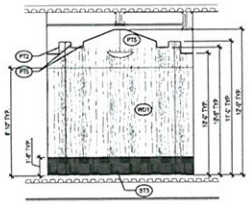


23 JANITOR RM 114, TYP.
1/4" = 1'-0"

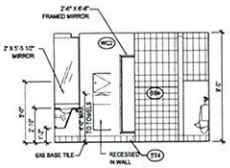
19 NOT USED



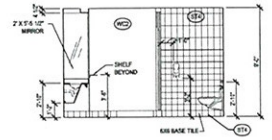
15 UPPER LEVEL LOBBY
1/4" = 1'-0"



11 UPPER LEVEL LOBBY
1/4" = 1'-0"



7 MEN RM 118
1/4" = 1'-0"

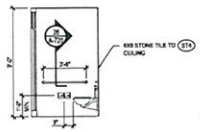


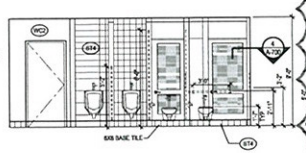
3 WOMEN RM 116
1/4" = 1'-0"
MEN'S SIMILAR

22 NOT USED

18 NOT USED

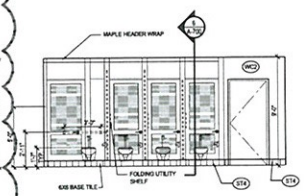
14 NOT USED





10 MEN RM 118, TYP.
1/4" = 1'-0"

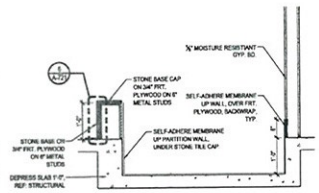
6 MEN RM 118
1/4" = 1'-0"



2 WOMEN RM 116
1/4" = 1'-0"

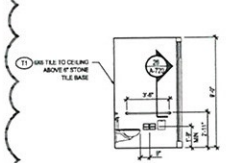
21 NOT USED

17 NOT USED

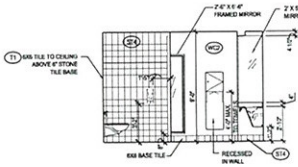


13 Planter Detail
3/4" = 1'-0"

9 NOT USED



5 WOMEN RM 116, TYP.
1/4" = 1'-0"



1 WOMEN RM 116
1/4" = 1'-0"

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AUG 31 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

WVR-35710
10/08/09 PC

LAUTH
866 848 6500 - www.lauth.net

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FACSIMILE: 770-754-5445
E-MAIL: rkelly@lauth.net
PROJECT NUMBER: 7994
FILE NUMBER:

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Suite 200
Denver CO 80209
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303.320.8768 fax
www.SEMarchitects.com

CLIENT REVIEW

SCALE: 1" = 1'-0"

INTERIOR ELEVATIONS

PROJECT:
MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

DATE (MM/DD/YY)	DESCRIPTION
08/31/09	PLANNING SET
09/08/09	PLANNING SET
09/21/09	PLANNING SET
09/28/09	PLANNING SET
10/05/09	PLANNING SET
10/08/09	PLANNING SET

DRAWING NO: A-720
SHEET OF
TITLE: INTERIOR ELEVATIONS

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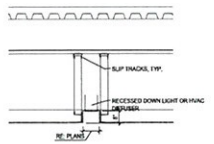
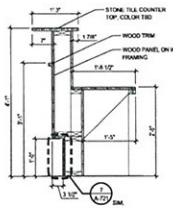
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

MATERIALS LEGEND:

CPT1	CARPET - INVISION; SPIRIT (9157) - 289 DARING
CPT2	CARPET - SHAW BORN JOUR EWQH (59411) - CHARCOAL (59119)
CPT3	CARPET - J&J COMMERCIAL - PLATEAU (5268) - 2701 COLORADO
PL1	PLASTIC LAMINATE - NEVAMAR - CHARCOAL FUSION TEXTURED (FM9011T)
PT1	PAINT - BASKET BEIGE - SW 6143
PT2	PAINT - KILIM BEIGE - SW 6018
PT3	PAINT - INTELLECTUAL GRAY - SW 7045
PT4	PAINT - HOPSACK - SW 6109
PT5	PAINT A LA MODE - SW 7116
ST1	STONE TILE - ARIZONA TILE - GIALLO SANTO
ST2	STONE TILE - ARIZONA TILE - TROPIC BROWN
ST3	STONE TILE - DARIEN - GALAXY WHITE
ST4	STONE TILE - ARIZONA TILE - PL BRUNO ARPERO (12"x12" & 18"x18") PORCELAIN TILE
T1	NOT USED
GL1	MIRROR GLASS - ROYCE - P1810 MIRROR
WP1	DECORATIVE LAMINATE - WALL COVERING - LANARK GLAZED PAPER - LINEN L2-GP-09
WC1	WALL COVERING - LANARK GLAZED PAPER - LINEN L2-GP-09
WC2	WALL COVERING - KOROSEAL - PLYMOUTH L221-15
WD1	WOOD PANEL - MAPLE - AMERICAN FIGURE

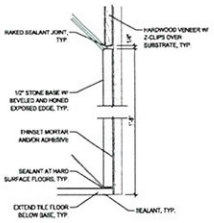


17 INTERIOR DETAILS
1/2" = 1'-0"



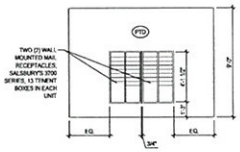
12 INTERIOR SECTION
3/4"=1'-0"

8 NOT USED

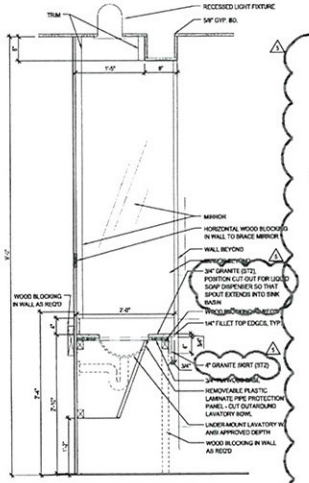


7 INTERIOR DETAILS
3" = 1'-0"

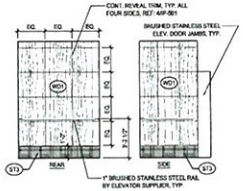
6 NOT USED



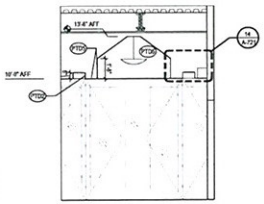
16 INTERIOR ELEVATIONS
1/4" = 1'-0"



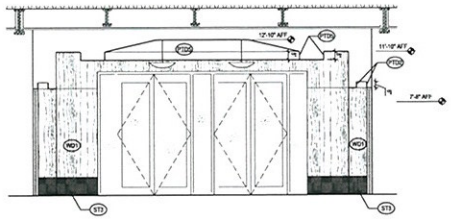
11 INTERIOR DETAILS
1"=1'-0"



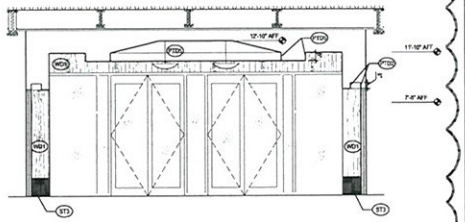
15 INTERIOR ELEVATIONS
1/4" = 1'-0"



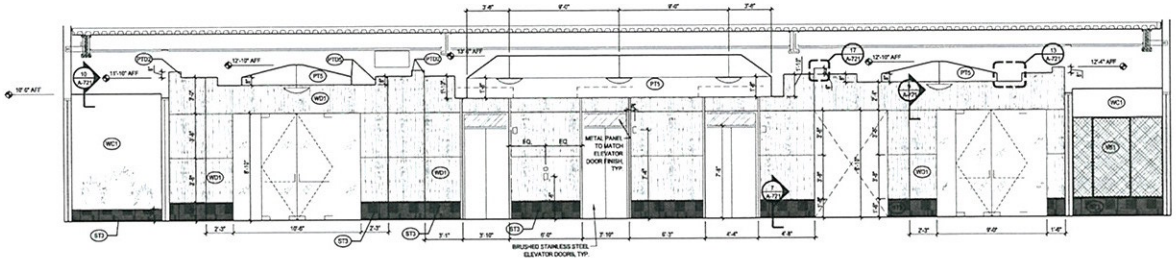
5 INTERIOR ELEVATIONS
1/4" = 1'-0"



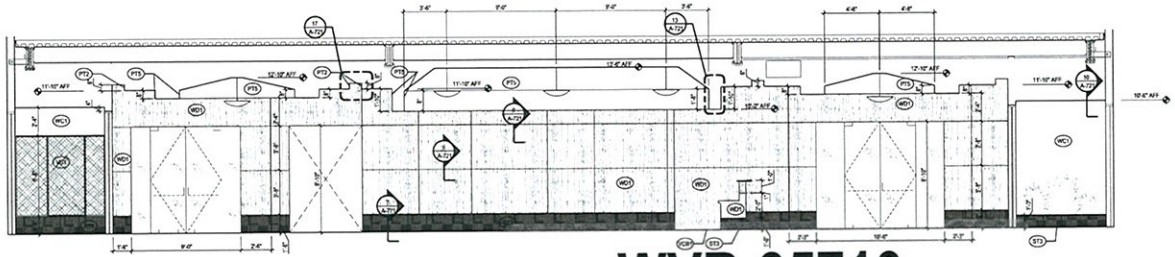
4 INTERIOR ELEVATIONS
1/4" = 1'-0"



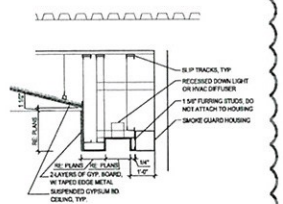
3 INTERIOR ELEVATIONS
1/4" = 1'-0"



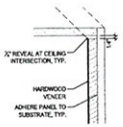
2 INTERIOR ELEVATIONS
1/4" = 1'-0"



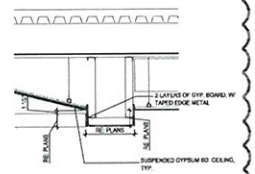
1 INTERIOR ELEVATIONS
1/4" = 1'-0"



14 INTERIOR DETAILS
1/2" = 1'-0"



10 INTERIOR DETAILS
3" = 1'-0"



13 INTERIOR DETAILS
1/2" = 1'-0"

9 INTERIOR DETAILS
3" = 1'-0"

WVR-35710
10/08/09 PC

LAUTH
866 848 6500 - www.lauth.net

LAUTH PROPERTY GROUP
PROJECT MGR: BOB
CONTACT: K KELLY
TELEPHONE: 720-274-0241
FAX: 720-274-0241
E-MAIL: rkelly@lauth.net
ARCHITECT'S PROJECT NUMBER: 1004
STATE NUMBER:

SEM
877 S Colorado Blvd
Suite 200
Denver, CO 80246
303 220 9100
303 220 0708 Fax
www.SEMarchitects.com

DESIGNED BY:

TITLE: INTERIOR ELEVATIONS

PROJECT: MONTECITO OFFICE BUILDING
Core and Shell
Montecito Parkway
Las Vegas, Nevada

REV	DATE (YYYY-MM-DD)	DESCRIPTION
1	2009-08-21	PLANNING SUBMITTAL

DRAWING NO. A-721
SHEET OF
TITLE: INTERIOR ELEVATIONS

WVR-35710 - APPLICANT/OWNER: MONTECITO PARTNERS, LLC
6605 GRAND MONTECITO PARKWAY
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

WVR-35710 - APPLICANT/OWNER: MONTECITO PARTNERS, LLC
6605 GRAND MONTECITO PARKWAY
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

WVR-35710 - APPLICANT/OWNER: MONTECITO PARTNERS, LLC
6605 GRAND MONTECITO PARKWAY
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

SPEED LIMIT 35
RECEIVED
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
Montecito
Switch location
04/26/2006
WVR-35710
10/08/09 PC
1

RECEIVED
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

04/26/2006
WVR-35710
10/08/09 PC

2

Montecito Switch location

RECEIVED
AUG 2 1 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
05/08/2006
WVR-35710
10/08/09 PC
Nearby switch location

RECEIVED
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
05/08/2006
WVR-35710
10/08/09 PC
Nearby Switch location

RECEIVED
AUG 2 1 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
05/08/2006
WVR-35710
10/08/09 PC
Nearby example

ANY TIME
RECEIVED
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
05/08/2006
WVR-35710
10/08/09 PC
Nearby example

RECEIVED
AUG 21 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
05/08/2006
WVR-35710
10/08/09 PC
Nearby example

RECEIVED
AUG 2 1 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT
05/08/2006
WVR-35710
10/08/09 PC
Nearby example

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Nearby example

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PLANNING & DEVELOPMENT
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Nearby example

MARTIN HARRIS
CONSTRUCTION

July 13, 2009

City of Las Vegas
Attn: Ben Sticka
731 S. 4th Street
Las Vegas, NV 89101

Re: Montecito Office Building
NV Energy Switch-Box Location Variance

To Whom It May Concern:

We are requesting a variance for the set-back placement of the NV Energy Switch for this project, which is physically located on the northern end of Grand Montecito Parkway just before Rome Boulevard. The variance request is to reduce the 3ft-behind-sidewalk setback, to zero, with the switch being placed alongside the sidewalk (see photos 1 & 2 attached). We have found that this zero set-back placement of utility boxes occurs regularly in other business & residential centers in the immediate area, and have supplied photos to show a few of these instances, for reference.

No other work on the project, (i.e.; landscaping, architectural nor structural) is affected by this change and therefore is in compliance with the original permit requirements.

We are requesting this variance as the switch has been set, inspected and approved by NV Energy and is energized. Costs for removal and relocation, not to mention disruption of services to all of the businesses relying on this switch, makes moving this equipment at this juncture, a disruptive and expensive option.

We thank you for your time and consideration of this variance.

Sincerely,
MARTIN~HARRIS CONSTRUCTION

Leigh Ann Crist
Asst. Project Manager

cc: file

WVR-35710
10/08/09 PC

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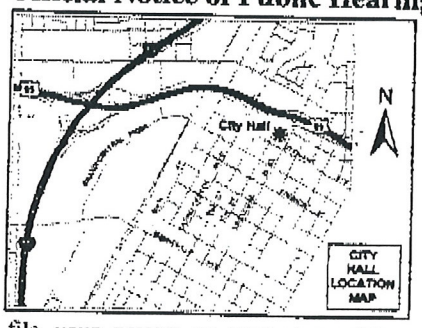
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

3030 S. Highland Dr. • Las Vegas, Nevada 89109•702.385.5257•702.385.2053
www.martinharris.com

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

WVR-35710

Planning Commission Meeting of 10/8/2009

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Case: WVR-35710

12521311030
DRISCOLL VICKI L
8336 ANTLER PINES CT
LAS VEGAS NV 89149-4503

GAV0811 89149

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of Las Vegas
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'egas, Nevada 89101-2986

PRESORTED FIRST CLASS

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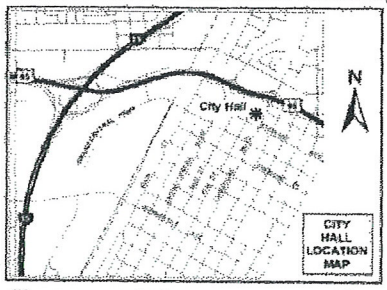
MAILED FROM ZIPCODE 89101

Return Service Requested
Official Notice of Public Hearing



This card should also explain the purpose of this project. What will it be used for etc.?

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SEP 30 2009

u wish to file your protest or support on this request, check the priate box below and return this card in an envelope with postage to the ing & Development Department at the address listed above or fax this of this card to (702) 385-7268. If you would like to contact your Council sentative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

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R-35710

ning Commission Meeting of 10/8/2009

Case: WVR-35710
12520712076
BARRETT BENJAMIN J
8569 CALOMERIA CT
LAS VEGAS NV 89149-0242

GAVDS11 89149

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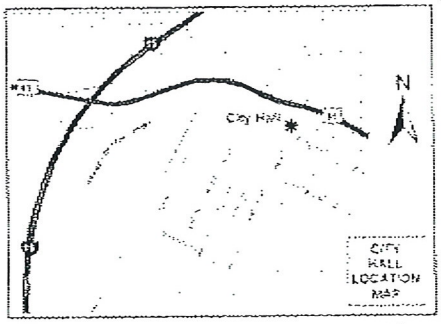
From: 7-9702-7721-0333 To: 17023857268 Page: 2/2 Date: 9/29/2009 6:22:39 PM

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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WVR-35710
Planning Commission Meeting of 10/8/2009

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SEP 29 2009

Case WVR-35710

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601 S RANCHO DR #C23
LAS VEGAS NV 89106-4825

GAUDET1 89106-

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Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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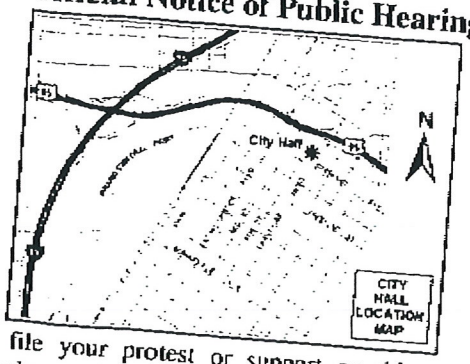

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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WVR-35710

Planning Commission Meeting of 10/8/2009

12521412038 Case: WVR-35710
DEVIO ARPINA & ROLAND A JR
6501 ALPINE FOREST CT
LAS VEGAS NV 89149-4526

CAVDS11 89149

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T-609 P003/003 F-100

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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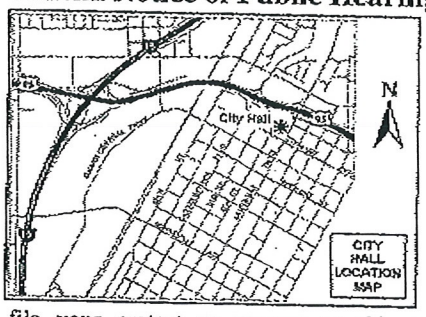

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WVR-35710

Planning Commission Meeting of 10/8/2009

Case: WVR-35710
12520711004
CENTENNIAL ACADEMY L L C
4511 W CHEYENNE AVE #105
NO LAS VEGAS NV 89032-2439

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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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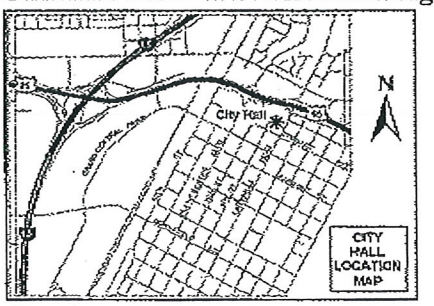

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Please use available blank space on card for your comments.

WVR-35710

Planning Commission Meeting of 10/8/2009

Case: WVR-35710
12520711007
SPINNAKER HOMES VII L L C
4511 W CHEYENNE AVE #105
NO LAS VEGAS NV 89032-2439

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T-609 P001/003 F-100

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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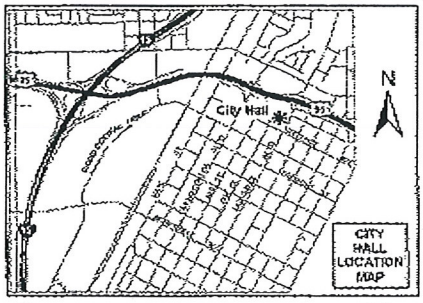

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

WVR-35710

Planning Commission Meeting of 10/8/2009

Case: WVR-35710
12520711011
SPINNAKER HOMES VII L L C
%S AIZENBERG
4511 W CHEYENNE AVE #105
NO LAS VEGAS NV 89032-2439

GAVDS11 89032

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City of Las Vegas Agenda Item No.: **8.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

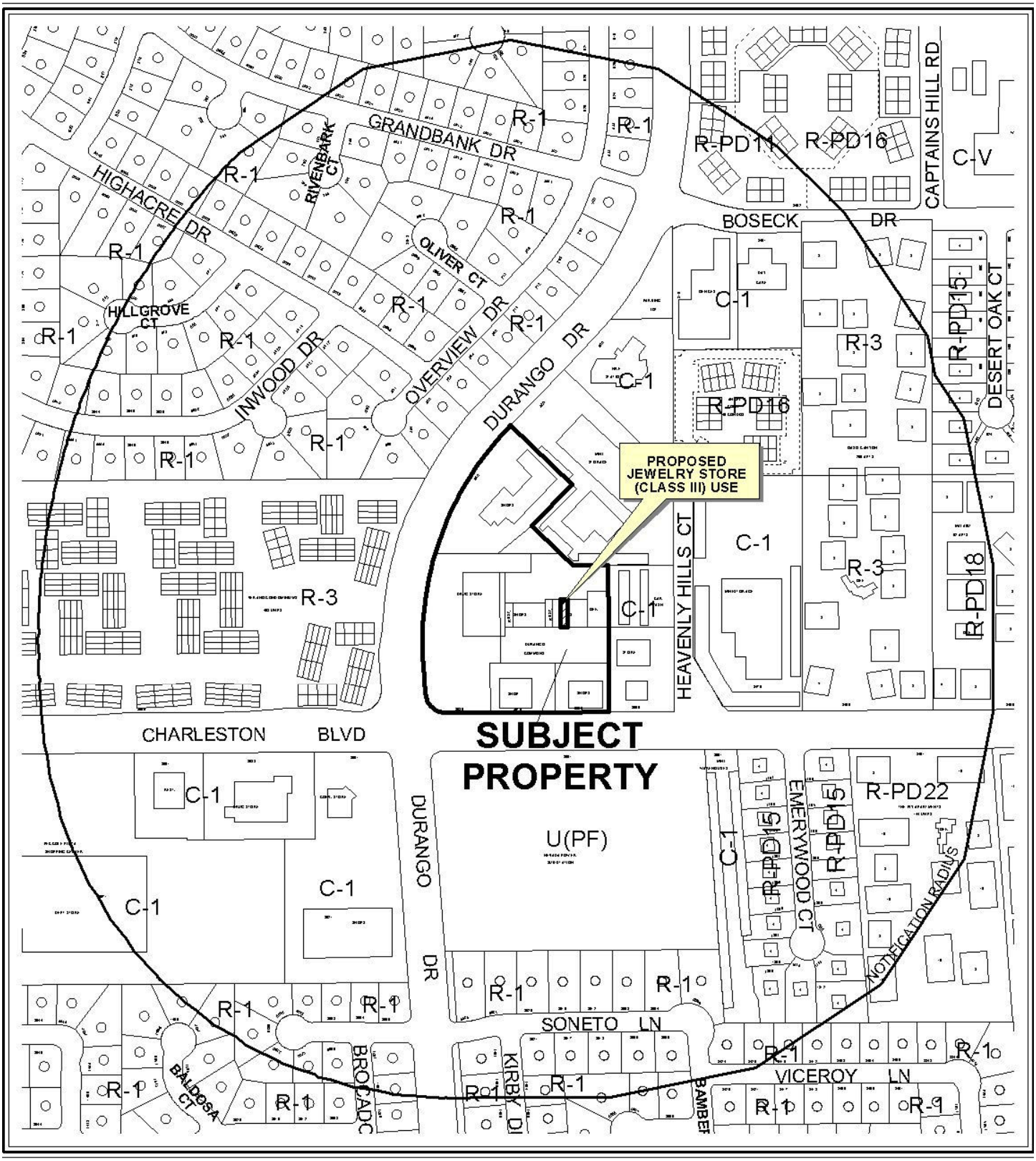
SUBJECT:
SUP-35734 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JEWELRY MANUFACTURER''S EXCHANGE, INC. - OWNER: DURANGO COMMONS LTD, LLC - Request for a Special Use Permit TO ADD A JEWELRY STORE, CLASS III USE TO AN EXISTING JEWELRY STORE at 8550 West Charleston Boulevard, Suite #108 (APN 138-32-816-002), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson)

C.C.: 11/04/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcard



0 300 600 Feet

CASE: **SUP-35734**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

0 300 600 Feet

CASE: **SUP-35734**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-35734 - APPLICANT: JEWELRY MANUFACTURER'S EXCHANGE, INC. - OWNER: DURANGO COMMONS LTD., LLC

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Jewelry Store Class, III use.

2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-35734 - Staff Report Page One
October 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This application is a request for a Special Use Permit to add a Jewelry Store, Class III use within an existing jewelry store at 8550 West Charleston Boulevard, Suite #108. The use will allow the option to buy used jewelry for the purpose of refurbishing in addition to selling new jewelry. Staff recommends approval of this request as the proposed use meets all minimum Special Use Permit requirements, and can be conducted in a manner that is compatible with the surrounding uses. If denied, the existing jewelry store would remain as it is.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
12/17/80	The subject site was Annexed (A-0018-80) into the City of Las Vegas as part of a larger request.
05/20/81	The City Council approved a request for a Rezoning (Z-0034-81) of approximately 2,249.23 acres of land From: N-U (Non-Urban) To: R-1, R-2, R-3, R-MHP, R-PD7, R-PD8, P-R, C-1, C-2, and C-V on property generally located north of Sahara Avenue, south of Westcliff Drive, west of Durango Drive, and east of Hualapai Way. The Planning Commission recommended approval.
09/25/97	The City Council approved a request for an Extension Of Time for a Special Use Permit [U-10096(1)] on property located on the northeast corner of Charleston Boulevard and Durango Drive which allowed Packaged Liquor Sales in conjunction with an approved Drugstore, U (Undeveloped) zone (SC (Service Commercial) General Plan designation under Resolution of Intent to C-1(Limited Commercial). The Planning Commission recommended approval.
10/08/98	The City Council approved a request for a Special Use Permit (U-0110-98) on property located north of Charleston Blvd and east of Durango Drive to increase the height of an existing wireless communication tower from 40 feet to 70 feet.
03/16/05	The Planning and Development Department approved a minor Site Development Review (SDR-1983) for proposed additional wireless antenna arrays on the existing wireless communication tower at 8550 West Charleston Boulevard.
09/27/07	The Planning and Development Department approved a minor Site Development Review (SDR-23997) was administratively approved for a proposed collocation of antennas on an existing 74-foot tall wireless communications facility, non-stealth at 1002 South Durango Drive.

AO

10/11/07	The Planning and Development Department approved Site Development Review (SDR-24659) was administratively approved for a proposed collocation of antennas on an existing 45-foot tall wireless communications facility, non-stealth at 1002 South Durango Drive.
Related Building Permits/Business Licenses	
08/03/89	A business license (A07-01103) was issued for a apartment house at 8530 West Sahara Avenue. The license is still active.
02/15/96	A business license (A45-00003) was issued for an automobile detailing at 8560 West Sahara Avenue. The license was marked out of business on 10/16/07.
09/23/99	A business license (B20-00130) was issued business support service at 8530 West Sahara Avenue. The license is still active.
05/07/01	A business license (G02-00559) was issued for an garage minor auto at 8560 West Sahara Avenue. The license was marked out of business on 10/16/07.
08/04/05	A business license (G02-00714) was issued garage minor auto at 8550 West Sahara Avenue. The license is still active.
12/07/07	A business license (A45-00454) was issued automobile detailing at 8560 West Sahara Avenue. The license is still active.
Pre-Application Meeting	
08/12/09	A pre-application meeting with the applicant was held where elements of submitting a Special Use Permit for a Secondhand Dealer were discussed. The topics included: • The submittal of application materials, meeting dates, and deadlines were discussed at the pre-application meeting.
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	
Field Check	
09/03/09	A Field check was made by staff with the following observations: • There is an operating jewelry store at this location. • There is adequate parking provided at this large commercial shopping center.

Details of Application Request	
Site Area	
Gross Acres	1.67

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
South	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

East	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan		X	Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Existing Commercial Center	17,000 SF		74	3	74	3	Y*
SubTotal			77		77		
TOTAL (including handicap)			77		77		

*The proposed use has no additional parking requirement beyond the principle use.

ANALYSIS

This a request for a Special Use Permit for a Jewelry Store, Class III use within an existing jewelry store at 8550 West Charleston Boulevard, Suite #108. A Jewelry Store, Class III use is defined by Title 19.20.020 as a "store which buys and sells scrap precious metals for marketing as a commodity in bar form or in other than jewelry form, or which buys and sells precious metal bars and coins that are sold as a commodity rather than for numismatic purposes. This may include operations similar to a new jewelry store". The proposed use is within the guideline of the permissible use definition. The applicant will buy used jewelry as a way to acquire various precious metals for refurbishing.

A Pedestrian Path, as classified by the 2020 Las Vegas Master Plan Trails Element, has been dedicated and constructed along the north side of Charleston Boulevard. This Special Use Permit request will not have an adverse impact on the established Pedestrian Trail.

As the proposed use is located within an established Jewelry Store, and the new use does not present any significant impact to the surrounding uses, staff recommends approval.

FINDINGS

The following findings must be made for a Special Use Permit:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   The proposed Jewelry Store Class III use will be harmonious and compatible with the uses in the existing shopping center and with the commercial uses on adjacent properties.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   The subject site is physically suitable for the proposed use. On-site parking and circulation are adequate to serve the needs of the use.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

   Site access is provided from Charleston Boulevard and South Durango Drive, both 100-foot Primary Arterials as designated in the Master Plan of Streets and Highways. These streets provide adequate access to and from the subject property.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   Approval of the proposed Special Use Permit will not compromise the public health, safety and general welfare, as the use will be subject to regular inspections for business licensing.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The proposed store complies with the Minimum Special Use Permit requirements for the use. There are no distance separation requirements for a Jewelry Store Class III use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 14

ASSEMBLY DISTRICT 3

SENATE DISTRICT 8

NOTICES MAILED 761

APPROVALS 0

PROTESTS 1

AO

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-35734** APN: 138-32-816-002

Name of Property Owner: Durango Commons Ltd., LLC

Name of Applicant: Jewelry Manufacturer's Exchange, Inc.

Name of Representative: Sam Dinnis

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: James Blaine Bayne

Subscribed and sworn before me

This 24th day of August, 2009

_____

Notary Public in and for said County and State

TOBI L. LAND
Notary Public, State of Nevada
Appointment No. 9603521
My Appt. Expires Sept. 27, 2009

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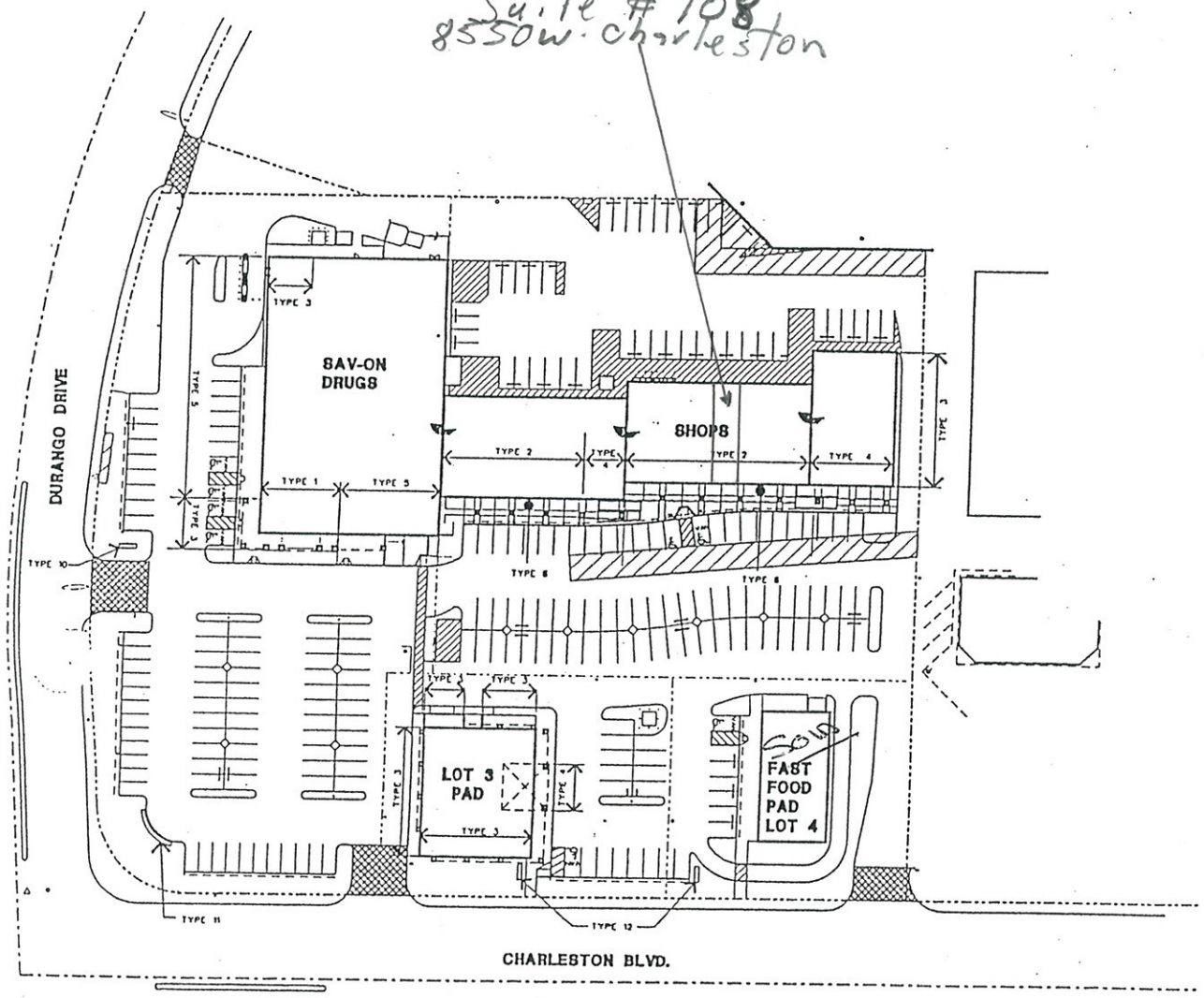
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

Jewelry Manufacturers Exchange, Inc.
Suite #108
8550 W. Charleston



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SUP-35734
10/08/09 PC

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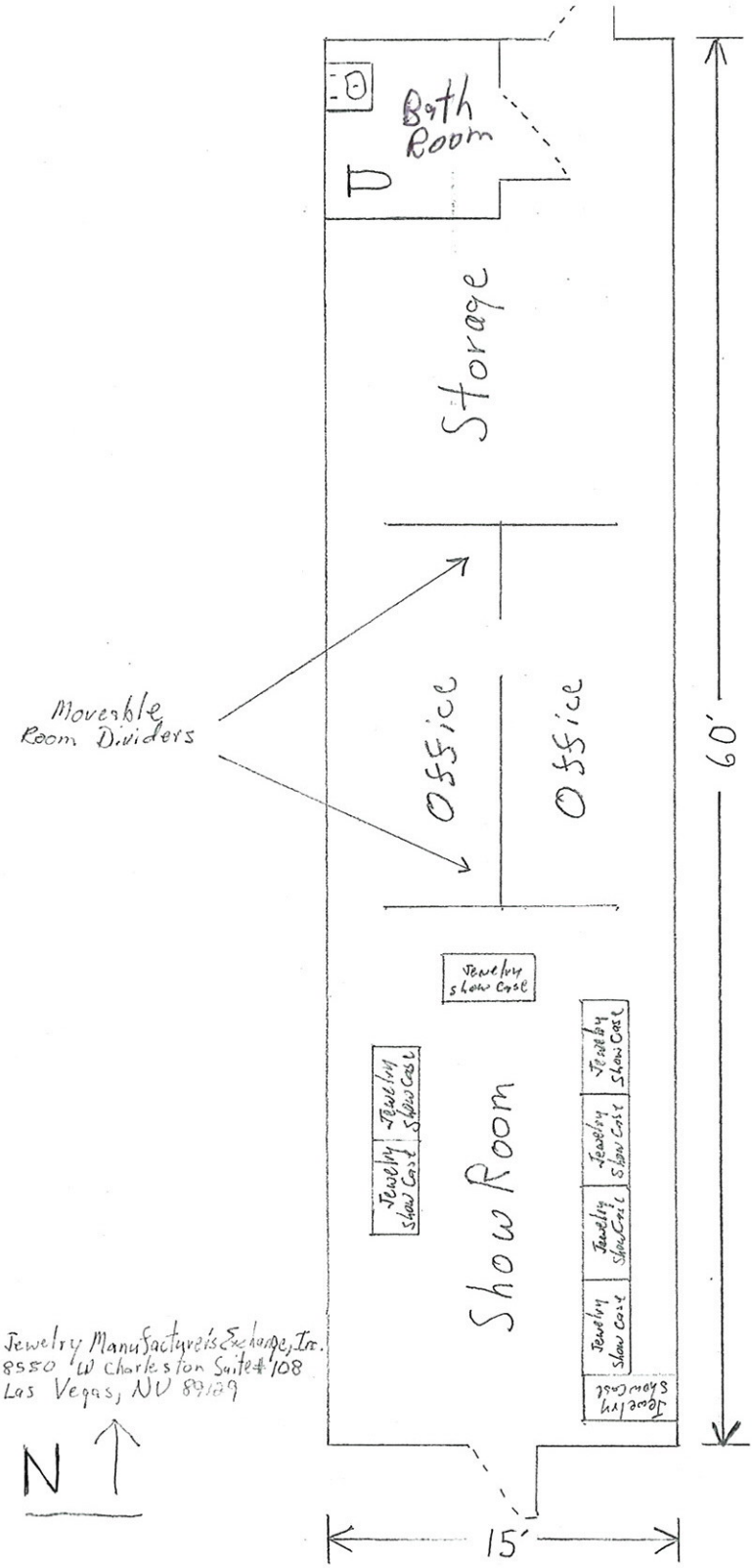
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



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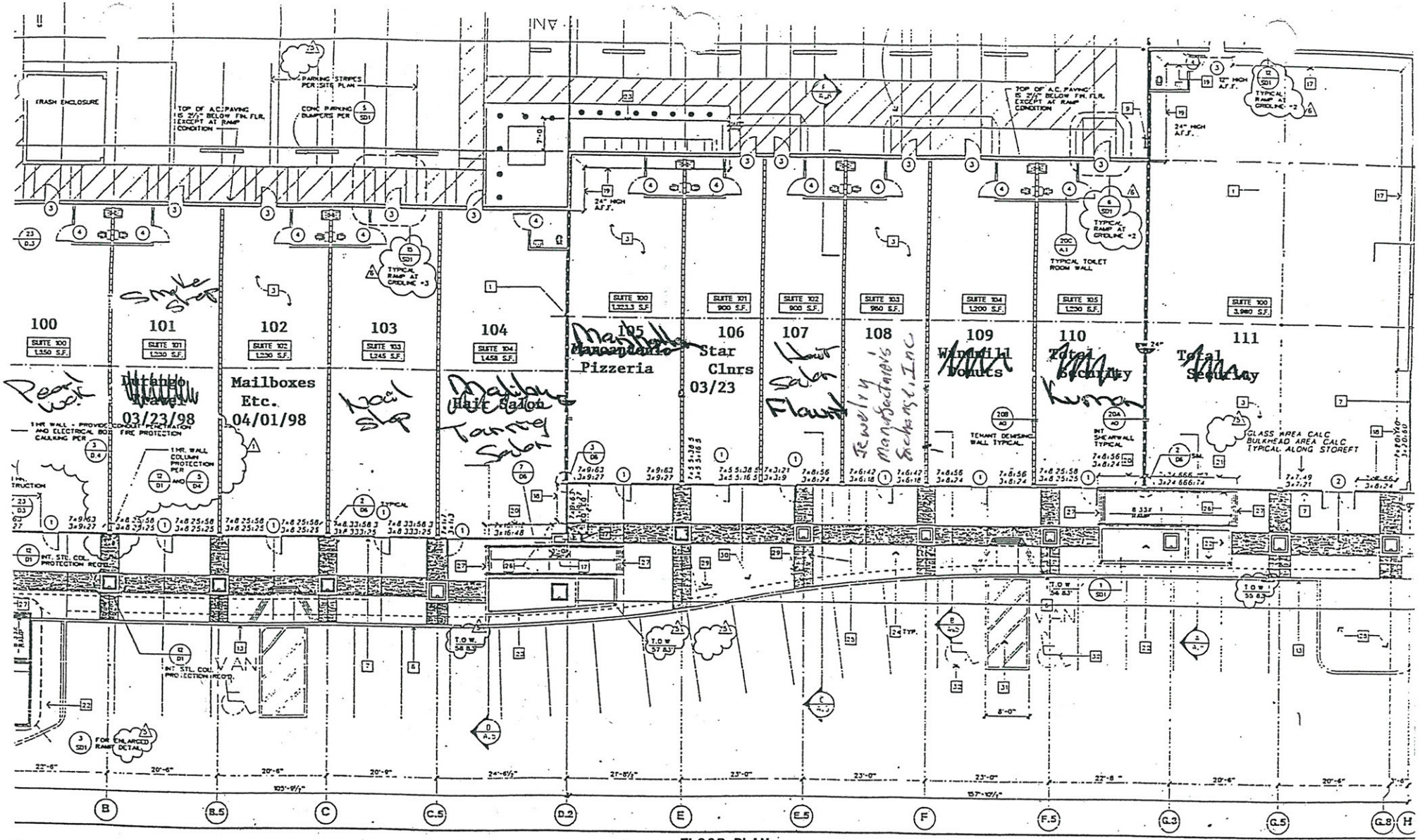

FLOOR PLAN

XL LEDGEN:

REFERS TO DOOR SYMBOL

REFERS TO PLAN KEYNOTES

TYPICAL INTERIOR TENANT DEMISING WALL PER (208 A0)

TYPICAL INTERIOR SHEARWALL PER STRUCTURAL DWGS. AND SEC. (20A)

GENERAL NOTE:

ATTENTION ELECTRICAL, MECHANICAL, PLUMBING and FIRE SPRINKLER SUBCONTRACTORS!

ALL EQUIPMENT, DUCT WORK, PIPING, CONDUITING, BRACKETS, ACCESSORIES, ETC. MUST BE HELD A MINIMUM OF 12'-8" ABOVE THE FLOOR BELOW

FLOOR PLAN NOTES:

1. STEEL COLUMN - SEE STRUCTURAL DWGS. (17 S01)
2. DEMISING WALL PER (A12 D1)
3. CONCRETE SLAB - SEE STRUCTURAL DWGS.
4. DASHED LINE INDICATES LINE OF OVERHANG ABOVE OR CANOPY - SEE EXTERIOR ELEVATIONS

14. LOCATION OF ELECT. EQUIPMENT - REFER TO ELECT. DWGS. FOR ADDT'L INFO.
15. LOCATION OF TELEPHONE EQUIP. - SEE ELECTRICAL DRAWINGS FOR INFORMATION
16. LOCATION OF ELEC. SUB-PANEL AT EA. SUITE - SEE ELECT. DWGS.
17. PROVIDE DEEPENED FOOTING DUE TO LOWER ADJACENT GRADE PER STRUCT. DWGS AND

22. RAISED CONC. SLAB FOR ELEC EQ.
23. NATURAL GRAY CONC. HARDSCAPE 4" THICK, PROVIDE EXPANSION J
24. INTEGRALLY COLORED HARDSCAPE 5000 PSI W/PUMP MIX AGGREGATE

North

SUP-35734
10/08/09 PC

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CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

SUP-35734 - APPLICANT: JEWELRY MANUFACTURER'S EXCHANGE, INC. - OWNER: DURANGO COMMONS LTD, LLC

8550 West Charleston Boulevard, Suite #108

OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

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8550 West Charleston Boulevard, Suite #108
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

Jewelry Manufacturer's Exchange, Inc.

8550 West Charleston Blvd, Suite #108

Las Vegas, NV 89117

Phone: 702-245-0197 Fax: 702-483-5977

8/25/09

To: City of Las Vegas Planning & Development Department
From: Sam Dinnis/Representative/ Jewelry Manufacturer's Exchange, Inc.
Subject: Application for a City of Las Vegas Jewelry Store, Class lll Special Use Permit

Thank you for taking time to consider and process our application for a City of Las Vegas Jewelry Store, Class lll Special Use Permit. Jewelry Manufacturer's Exchange, Inc. is a relatively new company, however the principles and associates of Jewelry Manufacturer's Exchange, Inc. have more than 75 years experience in the Jewelry Industry. Our goal is to be a good neighbor and provide the communities we operate within a friendly first class environment to shop in. In addition we want to be able to provide our customers with every possible service to meet their needs and expectations. Through experience we know this attitude and foot print for doing business will allow us to build a loyal customer base within the community we do business in. We operate our business without prejudice.

We subscribe to the philosophy that if a business is taking something out of the community they have an equal obligation to put something back. Jewelry Manufacturer's Exchange, Inc. and its principles and associates work very hard each and every day to make sure this happens.

Jewelry Manufacturer's Exchange, Inc. has established a Jewelry Store location at 8550 West Charleston Blvd in the City of Las Vegas and has obtained a regular City of Las Vegas Jewelry Store License. To better serve our customers and the community this store is located in we would like to have the ability to take used jewelry items in as credit towards the purchase of new jewelry items. We would also like to have the ability to purchase used gold and silver items, used watches and broken or damaged jewelry and coins for resale or salvage. We have reviewed the City of Las Vegas ***Title 6 Business Taxes, Licenses and Regulations*** and foresee no problems adhering to these regulations and guidelines as they relate to the Class lll-A Second Hand Dealers Privileged License. We have contracted with an outstanding resident of the city of Las Vegas, Sharon Tigert, to help us maintain the highest of standards in our Las Vegas store. Sharon holds a Masters Degree in Special Education, has been a teacher in the Clark County School District since 1999 and recently finished and paid for an extensive one year continuing education course that was offered by the Clark County School District in computer science with emphasis on business management, spread sheets, charts and graphs. Sharon will over see the daily transaction records and file the daily police report required to maintain a Second Hand dealers Class lll-A Privileged License.

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Jewelry Manufacturer's Exchange, Inc. totally understands and appreciates the concern the City of Las Vegas has concerning the issuance of Special Use Permits and Second Hand Dealers Licenses. We are not a pawn shop and have no interest in becoming one. We feel it is in the best interest of our customers and the community surrounding our store location that we obtain a Jewelry Store, Class lll Special Use Permit and a Class lll-A Second Hand Dealers Privileged License. By obtaining these we know we will be able to meet more of the needs of our customer base and provide them with the services they have requested.

We feel the 960 sq. ft. space we have at 8550 West Charleston Blvd, Suite #108 will support the added business we will be able to do, if granted a Jewelry Store, Class lll Special Use Permit. Subsequently this space will not require any retrofit or change to the existing floor plan.

If you have any questions concerning this letter or the filing of our application I can be reached directly at 702-245-0197. Once again thank you for your consideration.

Sincerely,

Sam Dinnis
Representative

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09/29/2009 09:24 7022569362 STEVEN S HOLT PAGE 01/01

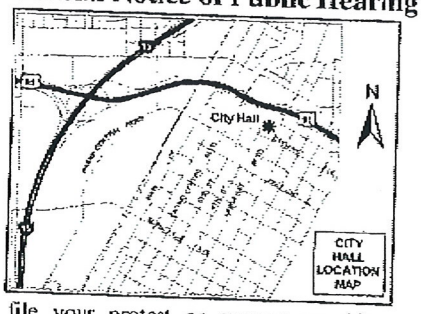
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 SEP 24 2009
MAILED FROM ZIP CODE 89101

RECEIVED
SEP 29 2009

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-35734

Planning Commission Meeting of 10/8/2009

13832819195 Case: SUP-35734
BORGNA REAL ESTATE THREE L L C
10624 S EASTERN AVE #A-124
HENDERSON NV 89052-2982

GAV0511 89052

8P

City of Las Vegas Agenda Item No.: **9.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

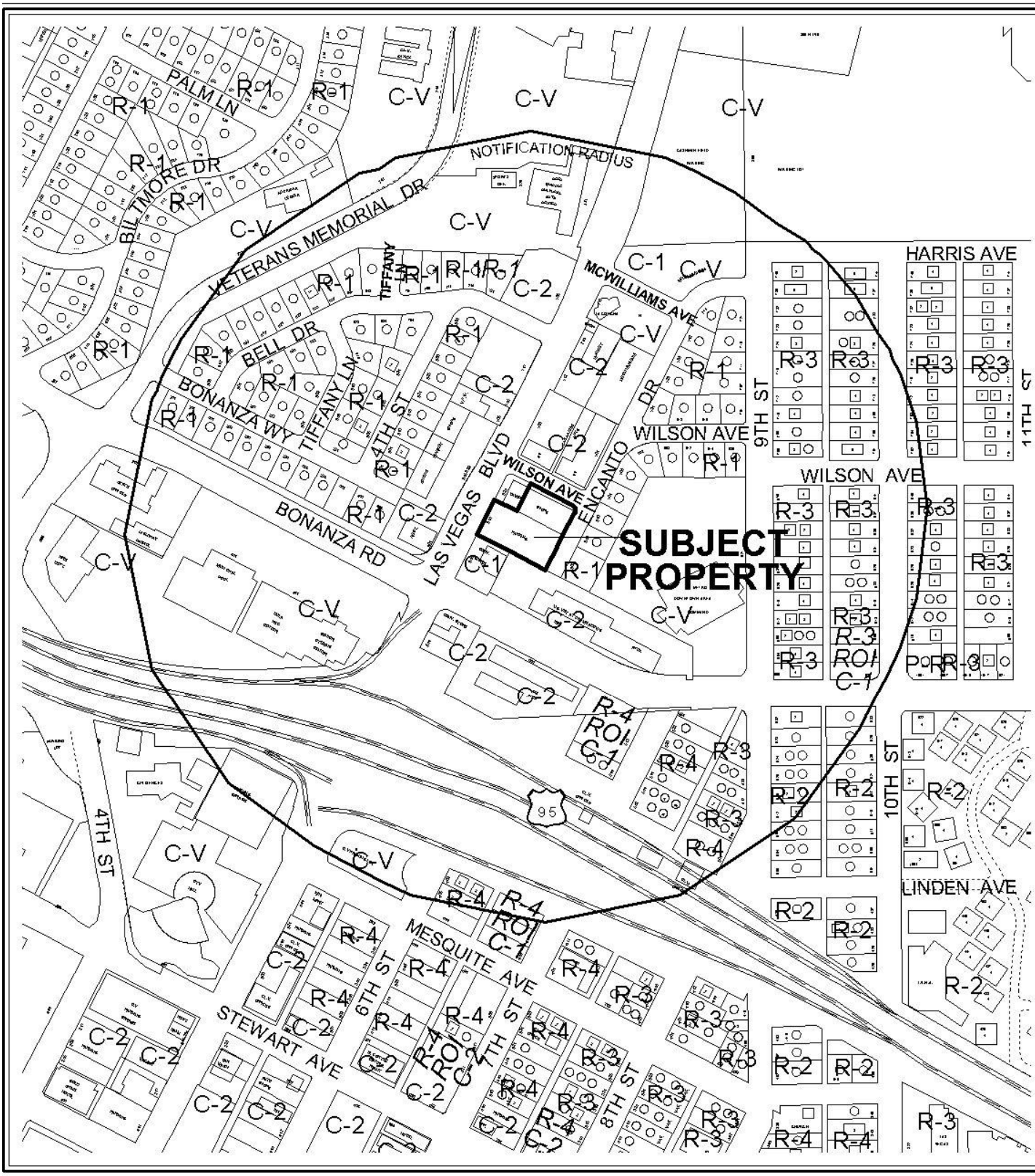
SUBJECT:
SUP-35755 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: UNITED STATES VETERANS INITIATIVE - OWNER: 610 LLC, ET AL - Request for a Special Use Permit FOR A PROPOSED SOCIAL SERVICE PROVIDER at 610 North Las Vegas Boulevard (APN 139-27-812-007), C-2 (General Commercial) Zone, Ward 5 (Barlow)

C.C.: 11/04/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcard



0 500 Feet

CASE: **SUP-35755**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

0 500 Feet

CASE: **SUP-35755**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-2 (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-35755 - APPLICANT: UNITED STATES VETERANS INITIATIVE - OWNER: 610 LLC, ET AL

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to or at the time application is made for a business license, to depict actual site conditions for parking and to include handicap accessible spaces in compliance with Title 19.10 requirements.

3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SS

SUP-35755 - Staff Report Page One
October 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This request is for a Special Use Permit for a proposed Social Service Provider use within an existing building at 610 North Las Vegas Boulevard. This use permit would allow this location to serve as an auxiliary support services center for the United States Veterans Initiative Program that has its primary location on an adjoining parcel at 525 East Bonanza Road.

The subject site contains two existing buildings: the proposed use would be housed within a 5,475 square foot building situated toward the rear of the property; the other building has been vacant for several years. Staff has determined that the proposed Social Service Provider will be compatible with surrounding uses and is adequately buffered from single-family residences to the east; therefore, approval is recommended. If the Special Use Permit request is denied, the applicant will not be able to obtain a business license for the use at this location and therefore services could not be provided there.

Issues:

- The applicant has obtained a Special Use Permit for and operates existing social services on adjacent properties at 525 East Bonanza Road and 602 Encanto Drive. There is interior access between the subject property and 525 East Bonanza Road.
- A Special Use Permit (SUP-20822) for a Social Service Provider was previously approved on the subject property; however, the use was not legally exercised within one year and therefore the Special Use Permit expired.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
06/12/97	A deed was recorded for change of ownership.
07/18/06	Neighborhood Response accepted a complaint (#193403) concerning graffiti at 610 North Las Vegas Boulevard. The case was resolved 07/18/06.
08/15/07	The City Council approved a Special Use Permit (SUP-20822) for a Social Service Provider at 610 North Las Vegas Boulevard. The Planning Commission recommended approval. Staff recommended denial. The approval included a one-year review condition; however, no business license was issued for this location. The Special Use Permit expired 08/15/08.
08/15/07	The City Council approved a request for a Rezoning (ZON-21991) from R-1 (Single Family Residential) to C-2 (General Commercial) on 0.21 acres at 602 Encanto Drive. The Planning Commission recommended approval; staff recommended denial.

08/15/07	The City Council approved a Waiver (WVR-19668) of Title 18.12.130 to allow Encanto Drive to terminate in a dead end where a cul-de-sac is required adjacent to 602 Encanto Drive and 525 East Bonanza Road. The Planning Commission recommended approval; staff recommended denial.
08/15/07	The City Council approved a Variance (VAR-19665) to allow a 10-foot setback from a primary arterial street where 44 feet is the minimum setback required; to allow a 10-foot front yard setback where 20 feet is required and a 8.5-foot side yard setback where 10 feet is required; and to allow a residential adjacency setback of 66.42 feet to the fourth floor where 127.5 feet is the minimum setback required on the north side of the property for a proposed expansion of an existing Multi-Family Residential/Single-Room Occupancy establishment on 2.77 acres at 525 East Bonanza Road and 602 Encanto Drive. The Planning Commission recommended approval; staff recommended denial.
08/15/07	The City Council approved a Variance (VAR-19666) to allow 158 parking spaces where 394 is the minimum required for a proposed expansion of an existing Multi-Family Residential/Single-Room Occupancy establishment on 2.77 acres at 525 East Bonanza Road and 602 Encanto Drive. The Planning Commission recommended approval; staff recommended denial.
08/15/07	The City Council approved Special Use Permits for the proposed expansion of a Single Room Occupancy Residence (SUP-19661) and for a proposed Social Service Provider (SUP-20052) at 525 East Bonanza Road and 602 Encanto Drive. The Planning Commission recommended approval; staff recommended denial.
08/15/07	The City Council approved a Petition to Vacate (VAC-19669) the south 101 feet of Encanto Drive, commencing approximately 97 feet south of the intersection of Encanto Drive and Wilson Avenue; and a Site Development Plan Review (SDR-19659) and waivers of perimeter landscape requirements for the proposed expansion of an existing Multi-Family Residential/Single-Room Occupancy establishment on 2.77 acres at 525 East Bonanza Road and 602 Encanto Drive. The Planning Commission recommended approval; staff recommended denial.
09/14/09	The Planning and Development Department staff administratively approved an Extension of Time (EOT-35354) of a previously approved Petition to Vacate the south 101 feet of Encanto Drive, commencing approximately 97 feet south of the intersection of Encanto Drive and Wilson Avenue. The Vacation will expire 08/15/11 unless another extension of time is approved.
Related Building Permits/Business Licenses	
01/11/05	A building permit (#05000162) was issued for a non-work certificate of occupancy triggered by change of use to an office/meeting hall at 610 North Las Vegas Boulevard. On 01/14/05 the final building inspection failed; the permit subsequently expired on 01/14/06.

07/30/09	Business Services received a complaint (#522251) that there was a possible unlicensed social service provider operating at 610 North Las Vegas Boulevard. The case was resolved 08/28/09. (The applicant applied for an appropriate license, the issuance of which is still pending).
08/27/09	An application for a business license (N31-91205) was submitted for a nonprofit community service. Full review of the license is pending action on the subject Special Use Permit request. There are currently no issued licenses at either 610 North Las Vegas Boulevard or the adjacent 620 North Las Vegas Boulevard.
08/31/09	An application for a building permit (#B-NWCO-146612) was submitted for a non-work certificate of occupancy at 610 North Las Vegas Boulevard. Planning and Development Department staff denied its review of the application, pending the action taken on the subject request.
Pre-Application Meeting	
08/13/09	A pre-application meeting was held, where the submittal requirements for a Special Use Permit were discussed. The applicant explained that the previously approved Special Use Permit for a Social Service Provider expired through the applicant's error and the applicant wished to reapply.
Neighborhood Meeting	
A neighborhood meeting is not required for this application, nor was one held. It is noted that a neighborhood meeting was conducted for a similar request in relation to the previously approved Special Use Permit. No member of the public had questions or comments about the project, which included the principal site located at 525 East Bonanza Road.	
Field Check	
09/03/09	A field check was conducted by staff, which noted the following observations: • The site is developed with an existing building and paved parking lot. There is no perimeter landscaping on the site. • The subject building where the use is proposed is located in the rear of the lot and is in good condition. • Striping for vehicle parking is faded. • Signage identifying the proposed use is painted on the building.
09/16/09	A follow-up check was conducted by staff, which found the following: • Persons were observed entering/exiting the building. • Two parking spaces in the rear back out onto Wilson Avenue. • A painted stucco wall in the rear separates the property from Encanto Drive. • A large shipping container is located along the rear wall.

Details of Application Request	
Site Area	
Net Acres	0.85

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office, Other than Listed	MXU (Mixed Use)	C-2 (General Commercial)
North	Multi-Family Residential	MXU (Mixed Use)	C-2 (General Commercial)
South	Convenience Store	MXU (Mixed Use)	C-1 (Limited Commercial)
	Single Room Occupancy Residence	MXU (Mixed Use)	C-2 (General Commercial)
East	Single Family, Detached	MXU (Mixed Use)	R-1 (Single Family Residential)
	Single Family, Detached	MXU (Mixed Use)	C-2 (Single Family Residential)
West	General Retail, Other Than Listed	MXU (Mixed Use)	C-2 (General Commercial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan	X		
Downtown North Land Use Plan	X		Y
Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts	X		
Las Vegas Redevelopment Area	X		Y
A-O Airport Overlay District (200 Feet)	X		Y
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	*Required*			*Provided*		*Compliance*
			Parking		*Parking*		
Use		*Parking Ratio*	Regular	Handi-capped	Regular	Handi-capped	
Social Service Provider	5,475 SF	1/300 SF GFA	18	1	63	2	
TOTAL	5,475 SF		**19**		**65**		Y

SS

ANALYSIS

The proposed Social Service Provider intends to provide auxiliary support for an existing veterans' service program administered on the adjacent property at 525 East Bonanza Road. The two properties are connected by an access drive interior to the site. A Special Use Permit (SUP-20822) for a Social Service Provider that offered similar services was previously approved in 2007. However, the use was not exercised within one year of approval and therefore the Special Use Permit expired. The applicant is reapplying to reestablish the same entitlement.

The purpose of the proposed services is to help disadvantaged veterans acquire permanent housing and employment through the United States Veterans Initiative (USVI), a national nonprofit organization. Services offered include housing and meals, employment and training assistance, life skills training, sobriety support, financial management and other outreach services. Prospective veterans are screened to ensure they meet the criteria for assistance. A qualified veteran may use the program services and use the principal site's single room occupancy residence housing option for up to two years as a part of their enrollment in the USVI program.

The program's services are based at the adjacent property at 525 East Bonanza Road; however, not enough space is available to provide for all necessary staff, common area and meeting space. The building at 610 North Las Vegas Boulevard location will house the program's intake interviewing and social/gathering areas.

The Social Service Provider use is allowed in the C-2 (General Commercial) zoning district with approval of a Special use Permit. The parking requirement does not change as a result of the addition of this use, as it is similar to the requirement for an Office use. A condition of approval has been added requiring a revised site plan to be submitted to and approved by the Planning and Development Department, prior to or at the time application is made for a business license, to depict actual site conditions for parking and to include handicap accessible spaces in compliance with Title 19.10 requirements. Staff has determined that the proposed Social Service Provider will be compatible with surrounding uses and is adequately buffered from single-family residences to the east.

FINDINGS

The following findings must be made for a Special Use Permit:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

The proposed Social Service Provider use is compatible with uses in the C-2 (General Commercial) zoning district and the MXU (Mixed Use) Land Use designated area. The tavern use that had been adjacent to the subject site is no longer in existence, and the proposed use will have little effect on the existing surrounding uses.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   The subject site has adequate parking and floor area to provide facilities for the Social Service Provider use.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

   The site is served by Las Vegas Boulevard, a 100-foot Primary Arterial as designated by the Master Plan of Streets and Highways. This thoroughfare can accommodate the proposed Social Service Provider use.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   Approval of this request will not compromise the public health, safety or welfare of the general public and will not jeopardize the overall objectives of the General Plan.

5. **The use meets all of the applicable conditions per Title 19.04.**

   Pursuant to Title 19.04 there are no standard conditions that apply to the Social Service Provider use; any special conditions are determined on a case-by-case basis.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 11

ASSEMBLY DISTRICT 6

SENATE DISTRICT 4

NOTICES MAILED 175

SS

APPROVALS 0

PROTESTS 1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-35755** APN: 139-27-812-007

Name of Property Owner: 610 LLC COBLENTZ ALEXANDER & SLG LIVING TRUST

Name of Applicant: USVI

Name of Representative: CLOUDBREAK LAS VEGAS LLC

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Suzanne Feld

Subscribed and sworn before me CHERI LYNN QUIJANO

This 30TH day of JULY, 2009

_____

Notary Public in and for said County and State

CHERI LYNN QUIJANO
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 05-100250-1
MY APPT. EXPIRES SEPT. 27, 2009

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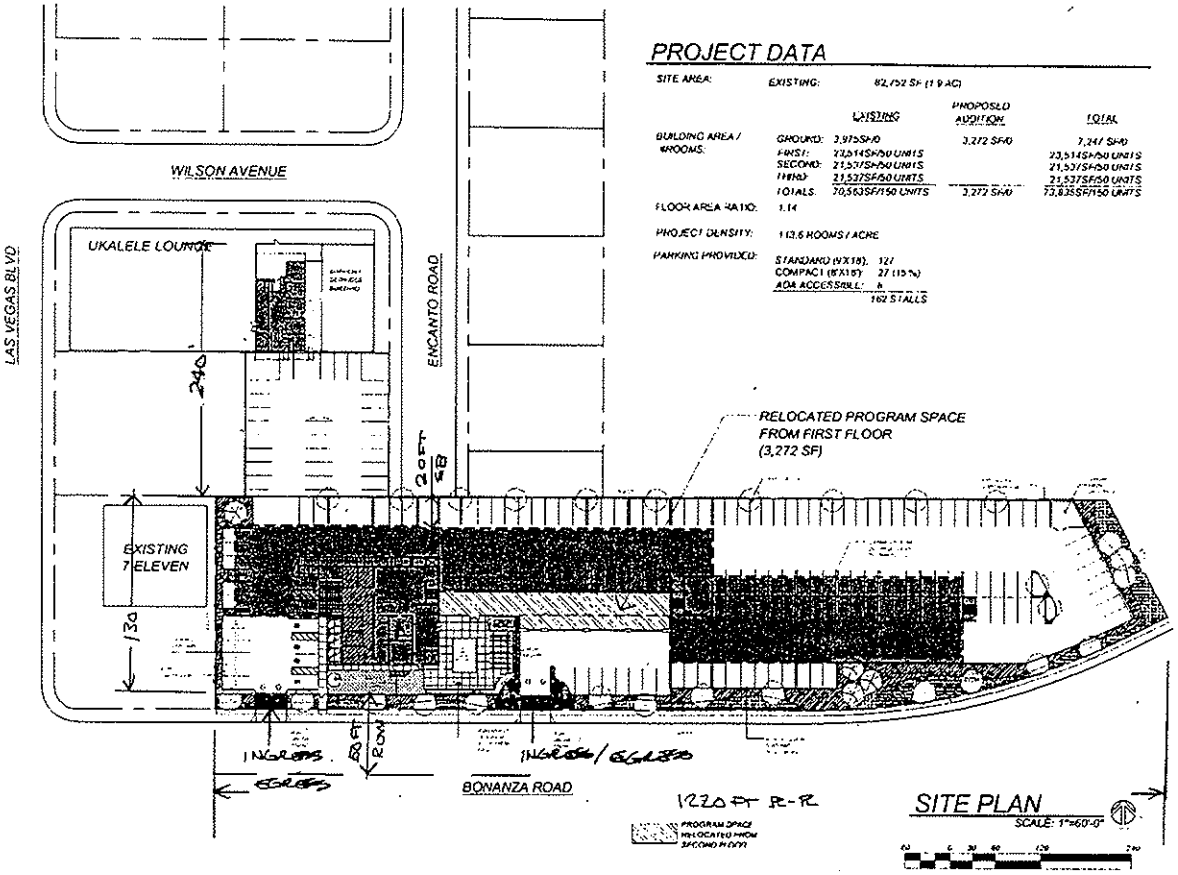

PROJECT DATA

SITE AREA: EXISTING: 82,752 SF (1.9 AC)

		EXISTING	PROPOSED ADDITION	TOTAL
BUILDING AREA / #ROOMS:	GROUND:	3,975SF/0	3,272 SF/0	7,247 SF/0
	FIRST:	23,014SF/50 UNITS		23,514SF/50 UNITS
	SECOND:	21,537SF/50 UNITS		21,537SF/50 UNITS
	THIRD:	21,537SF/50 UNITS		21,537SF/50 UNITS
	TOTALS:	70,563SF/150 UNITS	3,272 SF/0	73,835SF/150 UNITS
FLOOR AREA RATIO:		1.14		
PROJECT DENSITY:		113.6 ROOMS / ACRE		
PARKING PROVIDED:	STANDARD (9'X18'):	121		
	COMPACT (8'X15'):	27 (15%)		
	ADA ACCESSIBLE:	4		
		152 STALLS		

SITE PLAN
SCALE: 1"=60'-0"

SUAREZ ARCHITECTS, INC

US VETS AT THE MEADOWS
LAS VEGAS, NEVADA

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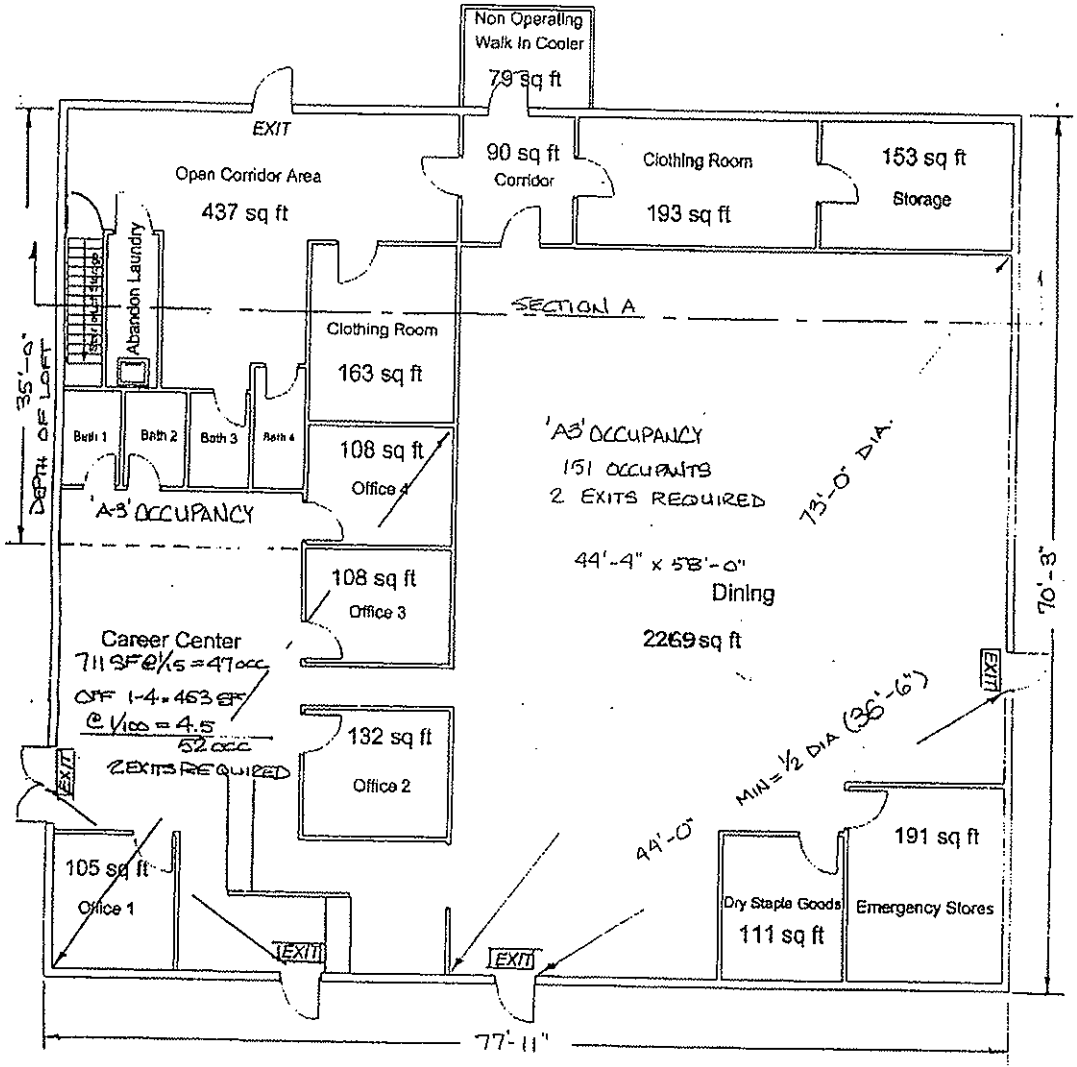

SCALE 1/8" = 1'-0"

8 0 8 16

610 N. LAS VEGAS BLVD.

A-3 occ ROOMS TO HAVE PANIC HARDWARE OF SIGN (UNDER EXCEPT) PER UBC 1007.2.5

A-3 occ ROOMS TO HAVE OCCUPANCY POSTED PER UBC 1007.2.6

PAGE A.1

NORTH

5356 square feet inside exterior walls

5475 Total SF

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OCTOBER 8, 2009 PLANNING COMMISSION

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610 NORTH LAS VEGAS BOULEVARD
OCTOBER 8, 2009 PLANNING COMMISSION

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610 NORTH LAS VEGAS BOULEVARD
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

BOARD OF DIRECTORS

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UNITED STATES VETERANS INITIATIVE

"SERVING THOSE WHO SERVED"

August 25, 2009

Mr. Nathan Goldberg, Senior Planner
City of Las Vegas
Planning and Development
731 4th Street
Las Vegas, NV 89101

Re: Justification Letter

Dear Nathan:

United States Veterans Initiative is requesting approval of the attached application for a Special Use Permit to allow for the provision of support services at 610 Las Vegas Blvd. The subject building will be used to provide supportive services for veteran residents of the 525 East Bonanza building.

The building in need of a Special Use Permit is an approximate 5,500 square foot, single story building situated behind a vacant building formerly known as the Ukelele Lounge. The subject building is located adjacent to the property at 525 E Bonanza Road, and is connected via adjoining parking lots.

Special Use Permit

United States Veterans Initiative (USVI) is a non-profit organization established to meet the unmet needs of homeless veteran men and women. USVI is the largest organization in the country dedicated to helping homeless veterans and a nationally recognized leader in the field of service delivery to veterans. Our mission is "the successful reintegration of the greatest number of homeless and at-risk veterans to their highest level of independence as rapidly as possible through the provision of comprehensive support programs." This mission is accomplished through the co-location of housing, employment assistance and supportive services such as case management and residential assistance.

The Veterans In Progress program (VIP) is a 118-bed residential back-to-work program that assists veterans in preparing, obtaining and maintaining employment. The veterans' employment issues tend to have a major impact on the success of his/her transition to independence. The VIP program is housed in the property located at 525 E. Bonanza Road, however due to space considerations, it is not possible to locate all necessary staff, meeting space and common area at that property. As such, USVI has leased the 610 Las Vegas Blvd property to provide additional support service space. USVI has previously had SUP-20822 approved through the City of Las Vegas. Due to an inadvertent error, that Special Use Permit expired. This Special Use Permit request replaces that previous SUP.

The following is a summary of the services offered by USVI.

- Housing and Meals
- Employment & Training Assistance
- Legal Assistance
- Case Management
- Life Skills Classes
- Sobriety Support
- Problem Gambling Education
- Referrals to 12-Step Meetings
- Referrals to VA for Medical & Mental Health

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UNITED STATES VETERANS INITIATIVE

"SERVING THOSE WHO SERVED"

- Financial Management
- Fathers Program for Parenting & Child Support Resolution
- Women's Program offering intensive case management, support groups, and community resources for female veterans
- Transportation Assistance
- Laundry Facilities
- Housing Placement
- Referrals to other Community Based Services
- Outreach Services

Eligibility to receive services:

- Other than dishonorable military discharge
- Homeless or at risk of being homeless
- NO INCOME necessary.

All of the services that are provided at the site are ONLY available to those veterans accepted and enrolled in the program. USVI does not offer meal services, clothing or temporary housing to homeless veterans from the community who are not enrolled in the program.

Veterans enrolled in the program are able to remain in housing at the USVI facility for up to two years. This allows that veteran to develop a foundation that decreases the chance that they will become homeless in the future through addressing the barriers that brought them to USVI in the first place- substance abuse, mental health and/or medical issues, unemployment, outstanding legal issues, money mismanagement, and lack of family support, just to name a few.

Should you have any questions or need any additional information please do not hesitate to contact me at 702-429-7294 or scabrera@usvetsinc.org.

Sincerely,

Shalimar T. Cabrera

Shalimar T. Cabrera, MSW
Site Director
United States Veterans Initiative
U.S. VETS – Las Vegas

SUP-35755
10/08/09 PC

United States Veterans Initiative, a 501(c) (3) non-profit corporation
525 East Bonanza Road • Las Vegas, NV 89101 • (702) 366-0456
www.usvetsinc.org • Tax ID# 95-4382752

RECEIVED
AUG 25 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

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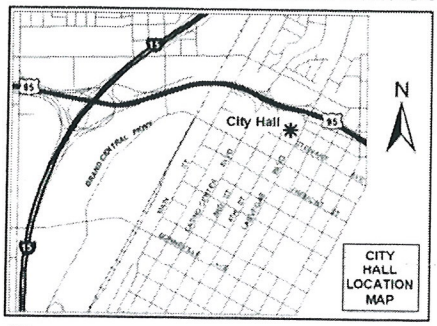
Official Notice of Public Hearing



RECEIVED
SEP 30 2009

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-35755

Planning Commission Meeting of 10/8/2009

Case: SUP-35755
13927811001
GOGERT DOROTHY L LIVING TRUST
P O BOX 3120 HC 33
LAS VEGAS NV 89161-9252

9P

City of Las Vegas Agenda Item No.: **10.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

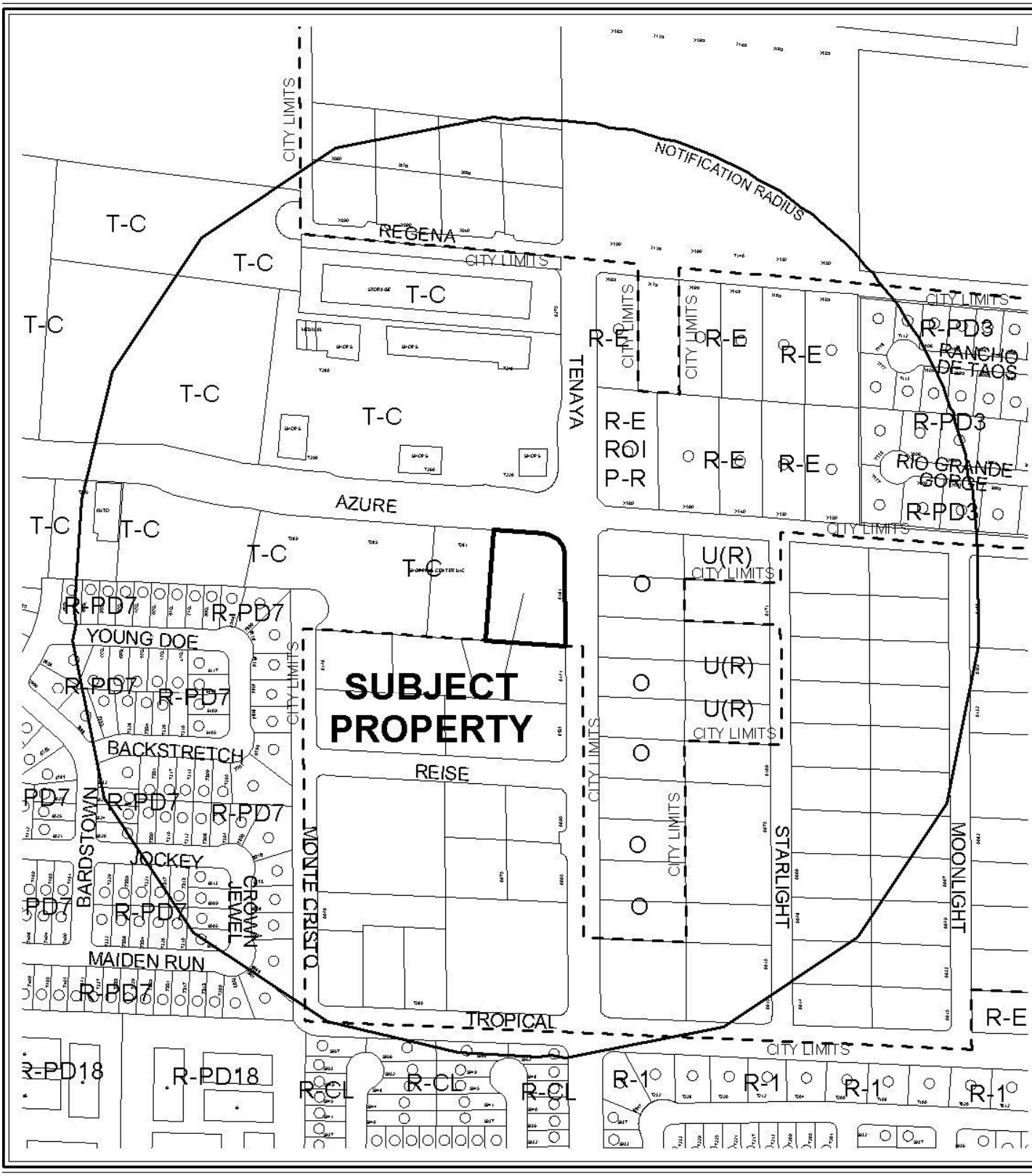
SUBJECT:
ABEYANCE - SDR-32534 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: MFE, INC. - Request for a Major Amendment to an approved Site Development Plan Review (SDR-5893) FOR A PROPOSED 3,600 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND 1,300 SQUARE FEET OF RETAIL WITH WAIVERS OF THE TOWN CENTER COMMERCIAL DEVELOPMENT, LANDSCAPE AND STREETSCAPE STANDARDS WHERE A 3,500 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS WAS APPROVED on 1.12 acres at the southwest corner of Tenaya Way and Azure Drive (APN 125-27-222-009), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross). NOTE: THIS APPLICATION HAS BEEN AMENDED FOR A PROPOSED 3,334 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND 1,665 SQUARE FEET OF RETAIL WHERE A 3,500 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS WAS APPROVED

C.C.: 11/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**7**	**Planning Commission Mtg.**	**3**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



CASE: **SDR-32534**

RADIUS: 1000 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N

CASE: **SDR-32534**

RADIUS: 1000 FT

0 300 600 Feet

ZONING OF SUBJECT PROPERTY:

T-C (TOWN CENTER) ZONE [SX-TC (SUBURBAN MIXED USE - TOWN CENTER) SPECIAL LAND USE DESIGNATION]

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ABEYANCE - SDR-32534 - APPLICANT/OWNER: MFE, INC.

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL**, subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0076-98), Site Development Plan Review [Z-0076-98(20)], Special Use Permits (SUP-5894, SUP-10422 and SUP-10423) and Site Development Plan Review (SDR-5893) shall be required, except as amended herein.

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the site plan, date stamped 08/17/09 as well as the landscape plan, and building elevations, date stamped 08/07/09, except as amended by conditions herein.

4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

6. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

10. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

11. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. All additional rights-of-way required by Standard Drawing #234.3 for a bus stop shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in an approved Traffic Impact Analysis.

14. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards and Town Center Standards concurrent with development of this site of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

16. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

18. Unless otherwise authorized by the City Engineer, grant an appropriate Multi-use Transportation Trail easement overlying the existing trail alignments prior to the issuance of any permits for this site. Alternatively, provide proof of an existing grant of easement for the trail.

19. Site development to comply with all applicable conditions of approval for Z-76-98(20), the Montecito East Commercial Subdivision and all other applicable site-related actions.

SDR-32534 - Staff Report Page One
October 8, 2009 - Planning Commission

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Major Amendment to an approved Site Development Plan Review (SDR-5893) for a proposed 3,334 square-foot Convenience Store with Fuel Pumps and 1,665 square feet of retail lease space where a 3,500 square-foot Convenience Store with Fuel Pumps was previously approved on 1.12 acres at the southwest corner of Tenaya Way and Azure Drive. This request will increase building area and required parking. If this application is denied, site development must comply with the previously approved Site Development Plan Review (SDR-5893).

The proposed Convenience Store with Fuel Pumps is compatible with the General Plan and Title 19, as well as adjacent development in the area; therefore, staff is recommending approval of this Site Development Plan Review request.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
12/07/98	The City Council approved a Rezoning (Z-0076-98) as part of a larger request to T-C (Town Center) on 1,468 acres. The Planning Commission recommended approval. Staff recommended approval.
04/04/01	The City Council approved a Site Development Plan Review [Z-0076-98(20)] for a proposed 138,000 square-foot commercial development on 14.16 acres on the northwest side of Tenaya Way and Azure Drive, and a 110,000 square-foot commercial development on 16.66 acres on the southwest side of Tenaya Way and Azure Drive.
06/18/03	The City Council approved a request for an Extension of Time (EOT-2152) of an approved Site Development Plan Review [Z-0076-98(20)] for a proposed 138,000 square-foot commercial development on 14.16 acres located adjacent to the northwest corner of the intersection of Tenaya Way and Azure Drive, and for a proposed 110,000 square-foot commercial development on 16.66 acres located on the southwest side of Tenaya Way and Azure Drive. Planning Commission recommended approval.
03/17/04	The City Council approved a Major Modification (MOD-3652) to the Town Center Development Standards to allow Auto Parts (New and Rebuilt) (Accessory Sales and Service) as a permitted use in the SX-TC (Suburban Mixed Use - Town Center) district with the approval of a Special Use Permit and Conditions of Approval. Planning Commission recommended approval.

01/08/04	The Planning Commission approved a Master Sign Plan (DIR-3572) for an approved retail center on 14.16 acres adjacent to the northwest corner of Tenaya Way and Azure Drive, and on 16.66 acres on the southwest side of Tenaya Way and Azure Drive. Planning Commission recommended approval.
04/06/05	The City Council approved a request for a Review of Condition (ROC-6074) for Condition Number 22 of an approved Site Development Plan Review [Z-0076-98(20)], which prohibited certain uses, to eliminate the condition entirely for an approved commercial development on property located adjacent to the southwest corner of Tenaya Way and Azure Drive.
01/18/06	The City Council approved requests for a Site Development Plan Review (SDR-5893) for a 3,500 square-foot convenience store with fuel pumps with Waivers of the 70% glazing restriction and a separation distance of zero feet where a 330-foot separation distance from residential uses is required, and a Special Use Permit (SUP-5894) for a proposed convenience store with fuel pumps on 1.43 acres at the southwest corner of Tenaya Way and Azure Drive. Planning Commission recommended approval.
01/18/06	The City Council approved requests for Special Use Permits (SUP-10422 and SUP-10423) for a proposed liquor establishment [on-off-sale (beer wine cooler only)] and for a proposed restricted gaming use within a proposed convenience store at the southwest corner of Tenaya Way and Azure Drive. Planning Commission recommended approval.
03/05/08	The City Council approved requests for Extension of Time (EOT-26432 thru 26435) for an approved Site Development Plan Review (SDR-5893) for a 3,500 square-foot convenience store with fuel pumps and Waivers of the 70% glazing restriction and a separation distance of zero feet where a 330-foot separation distance from residential uses is required, and Special Use Permits (SUP-5894, SUP-10422 and SUP-10423) for a proposed convenience store with fuel pumps, a proposed liquor establishment [on-off-sale (beer wine cooler only)] and for a proposed restricted gaming use within a proposed convenience store at the southwest corner of Tenaya Way and Azure Drive
01/22/09 04/09/09	At the applicant's request, the Planning Commission abeyed a request for a Major Amendment to an approved Site Development Plan Review (SDR-5893) for a proposed 3,600 square-foot Convenience Store with Fuel Pumps and 1,300 square feet of retail space with Waivers of the Town Center Commercial Development, Landscape and Streetscape standards where a 3,500 square-foot Convenience Store with Fuel Pumps was approved on 1.12 acres at the southwest corner of Tenaya Way and Azure Drive.
07/09/09	At the applicant's request, the Planning Commission tabled this request for a Major Amendment to an approved Site Development Plan Review (SDR-5893) for a proposed 3,600 square-foot Convenience Store with Fuel Pumps and 1,300 square feet of retail space with Waivers of the Town Center Commercial Development, Landscape and Streetscape standards where a 3,500 square-foot Convenience Store with Fuel Pumps was approved on 1.12 acres at the southwest corner of Tenaya Way and Azure Drive.

09/11/09	At the applicant's request, the Planning Commission abeyed this request for a Major Amendment to an approved Site Development Plan Review (SDR-5893) for a proposed 3,600 square-foot Convenience Store with Fuel Pumps and 1,300 square feet of retail space with Waivers of the Town Center Commercial Development, Landscape and Streetscape standards where a 3,500 square-foot Convenience Store with Fuel Pumps was approved on 1.12 acres at the southwest corner of Tenaya Way and Azure Drive.

Related Building Permits/Business Licenses
There are no building permits or business licenses related to the subject site.

Pre-Application Meeting	
08/04/09	A pre-application meeting was held to discuss the requirements for a Major Amendment to an approved Site Development Plan Review. Site conditions and previous Conditions of Approval were discussed, as well as current requirements for the proposed uses.

Neighborhood Meeting
A neighborhood meeting was neither required nor held for this request.

Field Check	
08/06/09	A field check was conducted by staff. The site is vacant and undeveloped, with the exception of trails along the south and east perimeters, which are partially developed, and the Amenity Zone and sidewalk required for a Town Center Loop Road along Azure Drive.

Details of Application Request	
Site Area	
Gross Acres	1.11 Acres

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Undeveloped (Approved for a Convenience Store by SDR-5893)	T-C (Town Center)	T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use designation]
North	Commercial Center	T-C (Town Center)	T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use designation]

South	Single-Family Residence	RS (RS - Residential Suburban) [Clark County]	R-E (Rural Estates Residential) [Clark County]
East	Undeveloped (Approved for a Professional Office Development by SDR-26008)	O (Office)	O (Office)
West	Undeveloped (Approved for a Restaurant by SDR-18344)	T-C (Town Center)	T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use designation]

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
T-C Town Center District	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
T-C (Town Center) District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to the Town Center Development Standards Manual, the following standards apply:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Lot Size	N/A	48,741 SF	Y
Min. Lot Width	N/A	175 Feet	Y
Min. Setbacks			
• Front	15 Feet	20 Feet	Y
• Side	10 Feet	112 Feet	Y
• Corner	15 Feet	20 Feet	Y
• Rear	20 Feet	84 Feet	Y
Max. Lot Coverage	N/A	10%	Y
Max. Building Height	2 Stories	1 Story	Y

Trash Enclosure	Screened, Enclosed and Roofed	Screened, Enclosed and Roofed	Y
Mech. Equipment	Screened	Screened	Y

Residential Adjacency Standards	***Required/Allowed***	***Provided***	***Compliance***
3:1 proximity slope setback	91 Feet	101 Feet	Y
Adjacent development matching setback	10 Feet	101 Feet	Y
Trash Enclosure	50 Feet	60 Feet	Y

Pursuant to the Town Center Development Standards Manual, the following standards apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Parking Area	1 Tree/6 Spaces	5 Trees	9 Trees	Y
Buffer: Min. Trees (south, east)	1 Tree/20 Linear Feet	14 Trees	18 Trees	Y
Min. Zone Width East South West North	 15 Feet 30 Feet Zero Feet 15 Feet		 20 Feet 30 Feet Zero Feet 16 Feet	 Y Y Y* Y
Wall Height	6 to 8 Feet		Existing	Y

**As approved by Site Development Plan Review (SDR-5893).*

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Convenience Store	3,334 SF	1:175	19	1	19	1	Y
General Retail	1,665 SF	1:175	9	1	7	1	Y
SubTotal			27	2	28	2	Y
TOTAL			29		30		Y
Loading Spaces	4,999 SF	1:10,000	1		1		Y

Site Development Plan Review (SDR-5893) Conditions of Approval		
Required Condition	**Provided**	**Compliance**
The applicant will provide a plaza with seating areas as required by the Master Site Development Plan Z-0076-98(20).	A plaza has been provided abutting the north side of the convenience store.	Y
A 10-foot multi-use meandering trail path is required along the west side of Tenaya Way per Z-0076-98(20) and the Trails Element of the Master Plan.	A 10-foot multi-use meandering path has been provided.	Y
A trash enclosure must be provided and comply with the 50-foot distance separation from any protected property as outlined by Title 19.08.060(G).	A trash enclosure is proposed south of the Convenience Store and is separated 60 feet from a protected property to the south.	Y
The landscape fingers in the parking lot must provide the appropriate number of trees and shrubs to meet City code.	The applicant is providing nine trees where five trees are required.	Y

	Previously Approved (SDR-5893)	**Proposed**
Size of Structure	3,500 square foot Convenience Store with 4 Fuel Pumps	3,334 square foot Convenience Store with 8 Fuel Pumps and a 1,665 square foot retail lease area.
Plaza	Outdoor Plaza area located along the west side of the Convenience Store.	Outdoor plaza area located along the North side of the Convenience Store.
Parking	31 parking spaces provided where only 18 parking spaces are required.	29 parking spaces provided where 29 parking spaces are required.
Loading Zone	Loading zone was approved to be located just south of the Convenience Store.	Loading zone has been proposed on the north side of the Convenience store just west of the propose patio area.
Trash Enclosure	Trash Enclosure was approved to be located just south of the Convenience Store.	Trash Enclosure located just south of the Convenience Store, 60 feet from a residentially zoned property to the south.
Parking Lot Landscaping	A Waiver was approved to allow two parking lot trees where four trees were required.	Nine parking lot trees are proposed where five are required, eliminating the need for a waiver
Elevations	Height – 24 Feet	Height – 31 Feet

Landscape Buffer Width	North - 15 Feet South - 30 Feet East – 15 Feet West – Zero Feet	North - 16 Feet South - 30 Feet East – 20 Feet West – Zero Feet
Building Setbacks	North – 39 Feet South – 139 Feet East – 18 Feet West – 121 Feet	North – 20 Feet South – 84 Feet East – 20 Feet West – 112 Feet

ANALYSIS

This request is for a Major Amendment to a Site Development Plan Review (SDR-5893) that approved a 3,500 square-foot Convenience Store with Fuel Pumps. As proposed, the convenience store will decrease to 3,334 square feet and an additional 1,665 square feet of retail lease space will be added. This increase in total building area, combined with the increase in required parking, has resulted in slight modifications from the previously approved Site Development Plan Review (SDR-5893).

The subject site was approved as part of an overall Master Site Development Plan Review [Z-0076-98(20)], and as a result, the required Town Center Amenity Zone and sidewalk have already been installed along Azure Drive and meets the requirements for a Town Center Loop Road (90'), as have the required Transportation Trails along the east and south perimeters.

The proposed site plan is very similar to the previously approved plan, with the building located along the east side of the site and parking and fuel pumps to the west. However, the required patio area as outlined by the Town Center Development Standards has been proposed along the north side of the convenience store instead of the west. The entire building area has been increased by 1,499 square feet. The addition of a 1,665 square foot retail lease area has resulted in the need to re-design the layout of the previously approved parking lot, including relocating the trash enclosure. The applicant intends to use the existing driveway to Azure Drive without any modifications.

The landscape plan indicates the use of plant material that is appropriate in size and type for the Town Center area, including 25-foot Mexican Fan Palms, 36-inch box size Rio Grande Ash, Chitalpa and Purple Robe Locust trees, and five-gallon shrubs including Coyote Brush, Dessert Cassia and New Gold Lantana.

The landscape plan depicts a variety of trees along the trails located on the east and south perimeters of the site. The planting schemes indicated in these areas meet the minimum requirements of Conditions #7 and #14 of the Master Site Development Plan Review [Z-0076-98(20)]. Along the east perimeter, a Multi-Use Transportation Trail is required and provided, with minimum 24-inch box size deciduous shade trees at 20 feet on-center located in the Transition Strip at the back of curb. Along the south perimeter, a 30-foot trail corridor is required and provided, with a meandering 10-foot wide concrete pathway and two rows of minimum 24-inch box evergreen trees a maximum of 20-foot on center, staggered on each side of the pathway, with a minimum four (4), five-gallon shrubs per tree.

FINDINGS

In order to approve a Site Development Plan application, per Title 19.18.050 the Planning Commission and/or City Council must affirm the following:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed Convenience Store with Fuel Pumps is compatible with adjacent development in the area.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed project is compatible with the General Plan and Title 19.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   Access to the site is via driveways from Tenaya Way, designated as an 80-foot Secondary Collector south of Azure Drive by the Master Plan of Streets and Highways, and Azure Drive, designated as a Town Center (90') Loop Road by the Town Center Development Standards Manual. The access and roadway are adequate to meet the needs of the proposed development.

4. **Building and landscape materials are appropriate for the area and for the City;**

   Building materials are appropriate for the area and the city. The landscape materials are appropriate for the Town Center Master Plan area.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   Building elevations and design characteristics are not unsightly or obnoxious in appearance and are harmonious and compatible with development in the area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 132

APPROVALS 3

PROTESTS 7

PLANNING & DEVELOPMENT

CITY OF LAS VEGAS

DEVELOPMENT SERVICES CENTER

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SDR-32534** APN: 125-27-222-009

Name of Property Owner: Maria Enamorado

Name of Applicant: GK3 Architecture

Name of Representative: GK3 Architecture

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

____ Yes __X__ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Maria Enamorado

Print Name: MARIA ENAMORADO President

Subscribed and sworn before me

This 4th day of November, 2008

Notary Public in and for said County and State

MYLA MCFARLAND
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 07-1045-1
MY APPT. EXPIRES DEC. 11, 2010

SITE INFORMATION:

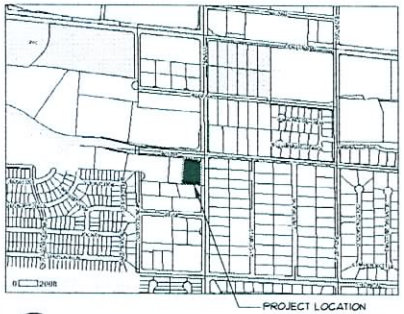
APN: 125 27 222 008
SITE AREA: 1.12 ACRES
ZONING: T-C
SUBDIVISION: MONTECITO EAST
LOT BLOCK: LOT 2

PARKING ANALYSIS:

CONVENIENCE STORE: 1 SPACE PER 175 SF
TENANT / RETAIL: 1 SPACE PER 175 SF

CONVENIENCE STORE:	3,334 SF/175=	19 SPACES
LEASE SPACE / RETAIL:	1,665 SF/175=	10 SPACES
TOTAL REQUIRED:		29 SPACES
TOTAL PROVIDED:		30 SPACES*

*28 REGULAR SPACES, 2 ACCESSIBLE SPACES



1 VICINITY MAP
N.T.S.

NORTH

AZURE DRIVE
(120' PUBLIC ROW)

EXISTING AMENITY ZONE TREATMENT & LANDSCAPING PER PLAN #07 V3855 PER TETRA TECH, INC.

PROVIDE LANDSCAPING PER TOWN CENTER DEVELOPMENT STANDARDS (SEE NOTE)

EXISTING AMENITY ZONE TREATMENT & LANDSCAPING PER PLAN #07 V3855 PER TETRA TECH, INC.

NOTE:
PROVIDE LANDSCAPING FOR PROJECT CONSISTENT WITH COLV TITLE 19 AND T-C DEVELOPMENT STANDARDS

123'-4"
EXISTING
28'-0"

80'-6"

CROSS ACCESS PER CC&R AGREEMENTS

24'-0"

PLAZA

LOAD 45
15'-0"

43'-0"

22'-0"

LEASE
1,665 SF

RETAIL
MAX OCCUPANT
LOAD 58

REQUIRED DEDICATION

27'-9"

37'-0"

23'-6"

18'-0"

RR

RR

COOLER

20'-0"

8'-10"

NOT A PART
APN: 125-27-222-011
TOWN CENTER DISTRICT (T-C)

RETAIL
MAX OCCUPANT
LOAD 70

ACCESSIBLE ROUTE

18'-0"

C-STORE
3,334 SF

BACK OF HOUSE

268'-8"

218'-8"

TENAYA WAY
(80' PUBLIC ROW)

EXISTING AMENITY ZONE TREATMENT & LANDSCAPING PER PLAN #07 V3855 PER TETRA TECH, INC.

FUEL STATION CANOPY & ISLANDS

TRASH ENCLOSURE

ACCESSIBLE ROUTE

CROSS ACCESS PER CC&R AGREEMENTS

24'-0"

PROVIDE LANDSCAPING PER COLV 19.12.040, TYP. (SEE NOTE)

30'-6"

EXISTING 30'-0"

84'-11"

30'-0"

194'-6"

EXISTING 30'-0" TRAIL CORRIDOR, LANDSCAPING PER PLAN #07 V3855 BY TETRA TECH, INC.

1 SITE PLAN
1/16"=1'-0"

N

SDR-32534
REVISED
09/10/09 PC

AUG 17 2009

gk3 architecture
2111 EDGEWOOD AVENUE
LAS VEGAS, NEVADA 89102
Tel. (702) 932-0455 - Fax (702) 932-0458
Mobile (702) 258-0416
kevin@gk3architecture.com
gamie@gk3architecture.com
WWW.GK3ARCHITECTURE.COM

OWNER:
GULZAR KULAR

PROJECT:
SW CORNER OF TENAYA & AZURE
LAS VEGAS, NV

SEAL:

REVISIONS

NO.	DESCRIPTION

SHEET TITLE:
SITE PLAN

SCALE:
AS NOTED

DATE:
08-04-2009

ISSUED FOR:
DESIGN REVIEW

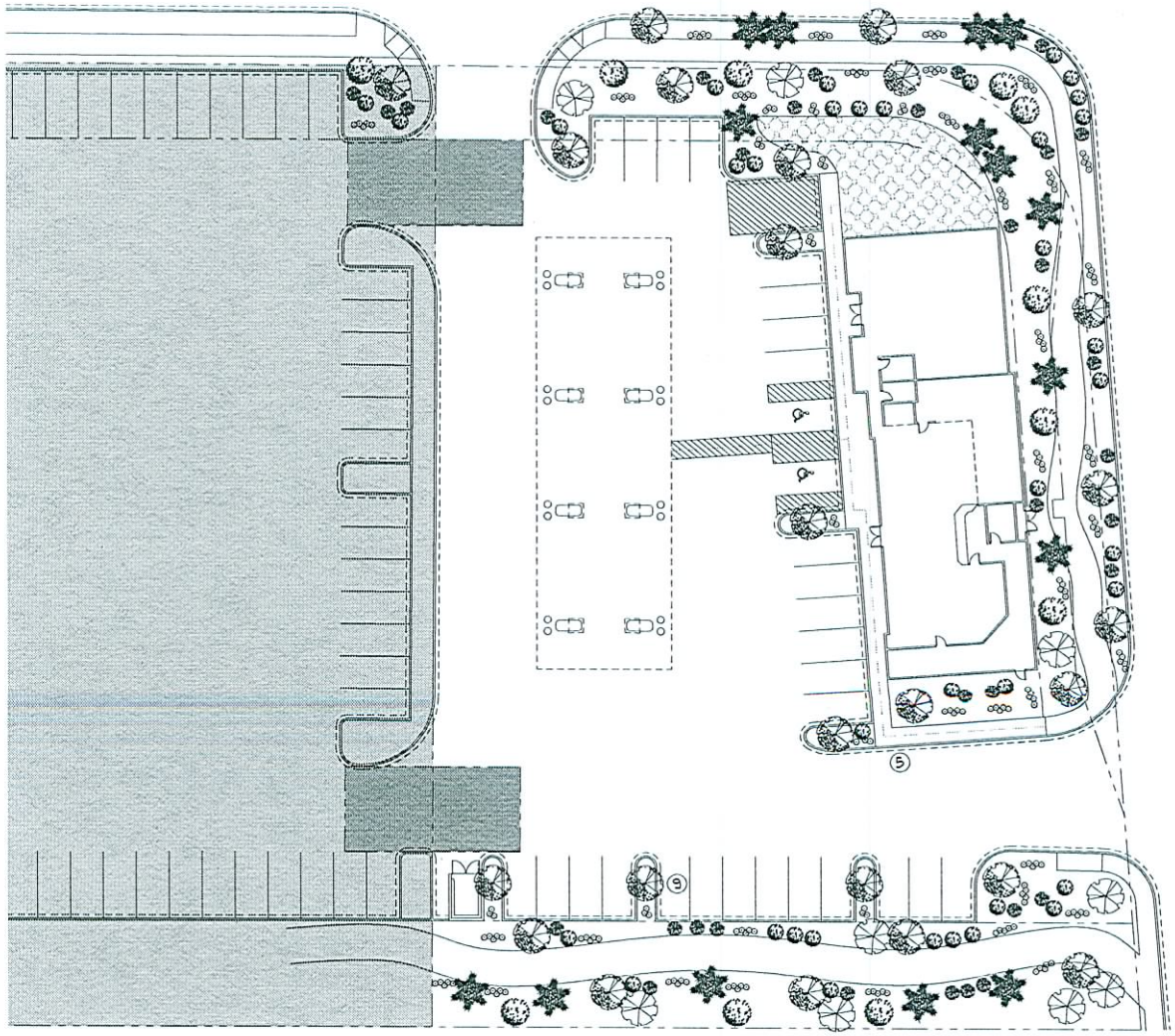
SHEET:
A1.0

PLANT LEDGEND

SYMBOL	SIZE	QTY.	CLV REQ.	COMMON NAME
	25 FEET HEIGHT		PALM	MEXICAN FAN PALM
	36" BOX		SHADE TREE	RIO GRANDE ASH
	36" BOX		ACCENT TREE	CHITALPA
	36" BOX		FLOWERING TREE	PURPLE ROBE LOCUST
	5 GAL.		BUSH	COYOTE BRUSH
	5 GAL.		BUSH	DESERT CASSIA
	5 GAL.		GROUND COVER	NEW GOLD LANTANA

LANDSCAPE NOTES:

1. GROUND COVER TO BE ROCK MULCH 3/8" SCREENED, 2" DEPTH IN ALL LANDSCAPE PLANTERS, COLOR BY OWNER
2. TREES IN SIGHT VISIBILITY RESTRICTIONS EASEMENTS (SVRE) SHALL BRANCH AT OR ABOVE 84" ABOVE FINISH GRADE. SHRUBS IN SVRE'S SHALL BE BELOW 24" AT MATURITY.
3. HOLD SHRUBS BACK FROM CURBS AND SIDEWALKS, SO AT MATURITY, THEY DO NOT SPILL OVER CURBS AND SIDEWALKS.
4. ROOT BARRIERES SHALL BE INSTALLED WHENEVER TREES ARE PLANTED WITHIN 6 FEET OF HARDSCAPE OR OTHER STRUCTURES, INCLUDING BUILDING WALLS AND FOUNDATIONS.
5. SHRUBS SHALL BE DESIGNED TO COVER MORE THAN 60% OF LANDSCAPED AREA PER TOWN CENTER DESIGN STANDARDS.
6. PROVIDE TREES PER TOWN CENTER DESIGN STANDARDS.



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1 LANDSCAPE PLAN
1/16" = 1'-0"

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Mobile (702) 256-9418
• kevin@gk3architecture.com
• gamin@gk3architecture.com
WWW.GK3ARCHITECTURE.COM

OWNER:
GULZAR KULAR

PROJECT:
SW CORNER OF TENAYA & AZURE
LAS VEGAS, NV

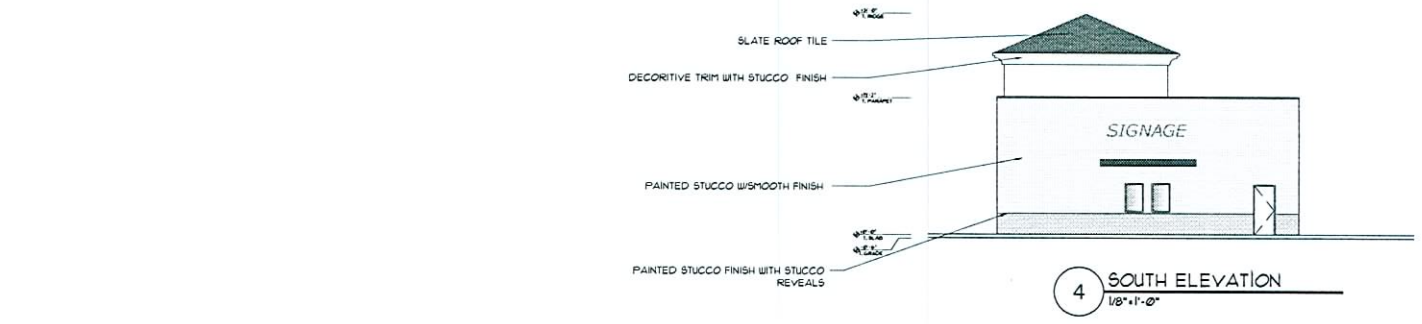
SEAL:

REVISIONS

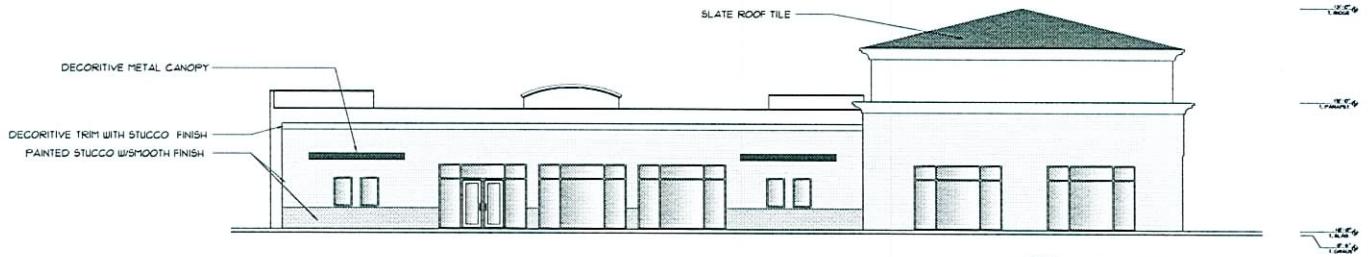
NO.	DESCRIPTION

SHEET TITLE:
LANDSCAPE PLAN

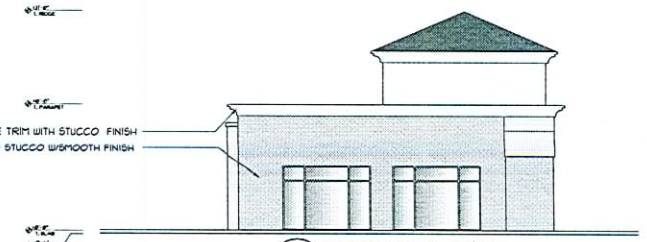
SCALE: AS NOTED
DATE: 08-04-2009
ISSUED FOR: DESIGN REVIEW
SHEET: L1.0



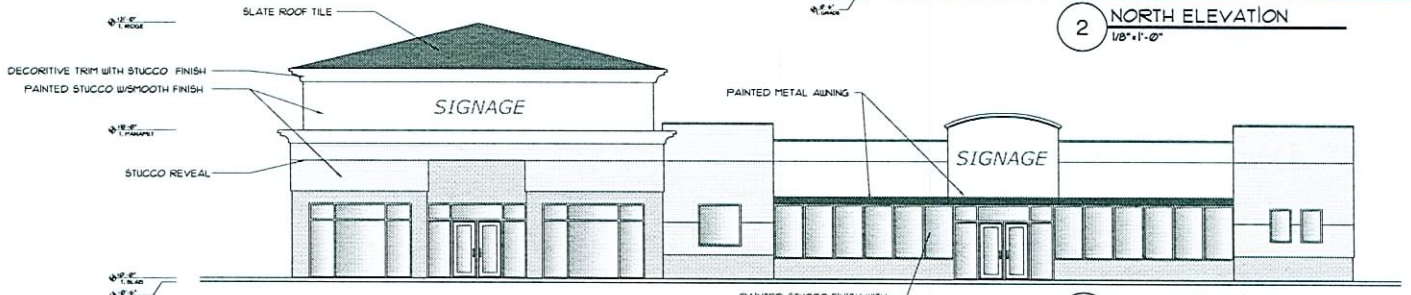
4 SOUTH ELEVATION
1/8"=1'-0"



3 EAST ELEVATION
1/8"=1'-0"



2 NORTH ELEVATION
1/8"=1'-0"



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

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09/10/09 PC

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Mobile (702) 256-9416
• kevin@gk3architecture.com
• genie@gk3architecture.com
WWW.GK3ARCHITECTURE.COM

OWNER:
GULZAR KULAR

PROJECT:
SW CORNER OF TENAYA & AZURE
LAS VEGAS, NV

SEAL:

REVISIONS

NO.	DESCRIPTION

SHEET TITLE:
BUILDING ELEVATIONS

SCALE: AS NOTED
DATE: 08-04-2009
ISSUED FOR: DESIGN REVIEW
SHEET: A1.0

FIELD PAINT COLOR OVER SMOOTH STUCCO

ACCENT PAINT COLOR OVER CUSTOM FOAM CORNICE & BUILDING ACCENTS W/ SMOOTH STUCCO FINISH

ACCENT PAINT COLOR OVER SMOOTH STUCCO FINISH W/ HARLEQUIN STUCCO REVEAL

CULTURED STONE WATER TABLE

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DEC 0 9 2008

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01/22/09 PC

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LAS VEGAS, NEVADA 89102
Tel. (702) 932-0455 • Fax (702) 932-0456
Mobile (702) 250-9418

OWNER:
GULZAR KULAR

PROJECT:
SW CORNER OF TENAYA & AZURE
LAS VEGAS, NV

SEAL:

REVISIONS

NO	DESCRIPTION

SHEET TITLE:
MATERIAL BOARD

SCALE:
AS NOTED

DATE:
12-09-2008

ISSUED FOR:
DESIGN REVIEW

SHEET:
MB

SDR 32534

MFE, Inc.

SWC of Tenaya Way & Azure Dr.

Proposed 4.9 thousand square foot convenience market with gas pumps and attached retail.

Traffic produced by proposed development:

New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	CONVENIENCE MARKET W/GAS [1000 SF]	3.6	845.60	3,044
AM Peak Hour			45.58	164
PM Peak Hour			60.61	218
(heaviest 60 minutes)				

New Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	SPECIALTY RETAIL CENTER [1000 SF]	1.3	44.32	58
AM Peak Hour			6.84	9
PM Peak Hour			2.71	4
(heaviest 60 minutes)				

New Use	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	CONVENIENCE MARKET W/GAS [1000 SF]	4.9		3,102
AM Peak Hour				173
PM Peak Hour				222
(heaviest 60 minutes)				

Existing traffic on all nearby streets:

Tenaya Way	
Average Daily Traffic (ADT)	11,624
PM Peak Hour	930
(heaviest 60 minutes)	

Azure Dr.	
Average Daily Traffic (ADT)	6,983
PM Peak Hour	559
(heaviest 60 minutes)	

Centennial Pkwy.	
Average Daily Traffic (ADT)	3,677
PM Peak Hour	294
(heaviest 60 minutes)	

Sky Pointe Dr.	
Average Daily Traffic (ADT)	9,896
PM Peak Hour	792
(heaviest 60 minutes)	

Traffic Capacity of adjacent streets:

	Existing Street Capacity			
Tenaya Way	34500			
Azure Dr.	34500			
Centennial Pkwy.	34500			
Sky Pointe Dr.	34500			

This project will add approximately 3,102 trips per day on Tenaya Way, Azure Dr., Centennial Pkwy., and Sky Pointe Dr. This will increase expected volumes by about 27 percent on Tenaya, by about 44 percent on Azure, by about 84 percent on Centennial, and by about 31 percent on Sky Pointe. Currently Tenaya is at about 34 percent of capacity, Azure is at about 20 percent of capacity, Centennial is at about 11 percent of capacity, and Sky Pointe is at about 29 percent of capacity.

Based on Peak Hour use, this development will add roughly 222 additional cars into the area; which works out to a little less than 4 every minute.

Note that this report assumes all traffic from this development uses all named streets.

SDR-32534 – APPLICANT/OWNER: MFE, INC.
SOUTHWEST CORNER OF TENAYA WAY AND AZURE DRIVE
OCTOBER 8, 2009 PLANNING COMMISSION

12/24/08

SDR-32534 – APPLICANT/OWNER: MFE, INC.
SOUTHWEST CORNER OF TENAYA WAY AND AZURE DRIVE
OCTOBER 8, 2009 PLANNING COMMISSION

12/24/08

SDR-32534 – APPLICANT/OWNER: MFE, INC.
SOUTHWEST CORNER OF TENAYA WAY AND AZURE DRIVE
OCTOBER 8, 2009 PLANNING COMMISSION

12/24/08

2111 Edgewood Ave. Las Vegas, NV 89102
Phone: 702 932 0455 Fax: 702 932 0456

gk³ architecture

ARCHITECTURE PLANNING INTERIOR DESIGN

August 7, 2009

City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, NV 89101

Justification Statement for the SWC of Tenaya & Azure

Ladies and Gentlemen:

GK³ Architecture, on behalf of MFE Inc., is requesting the review and approval of a site development plan review for the South West corner of Tenaya and Azure. The site design includes an 8 pump Gas Station with a 3,334 SF convenience store and an adjacent 1,750 SF retail lease space. Special use permits for the project have been previously approved, and an extension of time was approved on March 2008, EOT-26433.

The site design has been modified from the originally approved plans with the addition of the adjacent lease space and a large outdoor plaza to the North. Existing driveway entrances off of Tenaya and Azure have been maintained. The parking has been re-designed accordingly. The parking and landscaping have been provided per Town Center and City of Las Vegas standards.

The revisions to the site plan conform with the development pattern in the surrounding area and this is an appropriate use for the site. The benefits for the project are to support the goals of the Town Center by creating a stable, identifiable and functional commercial district. The uses are supportive and compatible with the neighboring land uses and this project will be an asset to the area.

The approval of the proposed design would not constitute a grant of any special privilege. The building would not allow a use or activity which is not permitted in the C-1 Zone, and would pose no adverse effect to public health, safety, or welfare.

Thank you for your consideration of these matters.

Sincerely,

Gemie M. Knisely, RA

SDR-32534
REVISED
09/10/09 PC

gk³
ARCHITECTURE PLANNING INTERIOR DESIGN
USA 3856 Badgerbrook St., Las Vegas, NV 89129 Tel. 702.932-0455 Fax 702.932.0456
EMAIL kevin@gk3architecture.com gemie@gk3architecture

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Las Vegas, Nevada 89101-2986

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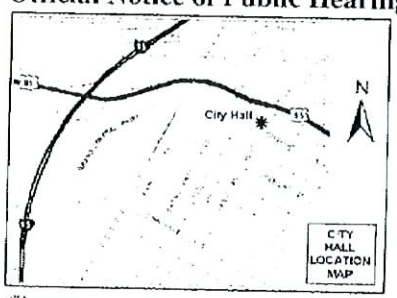

We do not need anymore convenience stores. Just another place to smoke, buy beer and loiter. Enough for this neighborhood.

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-32534
Planning Commission Meeting of 1/22/2009

12527202007 Case: SDR-32534
JACKSON LARRY & V REV LIV FAM TR
6121 N TENAYA WY
LAS VEGAS NV 89130-1007

KAUOSII 89130

617

Jan 11 09 06:25a Larry & Vivian Jackson 702-655-5719 p.1

City of Las Vegas
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Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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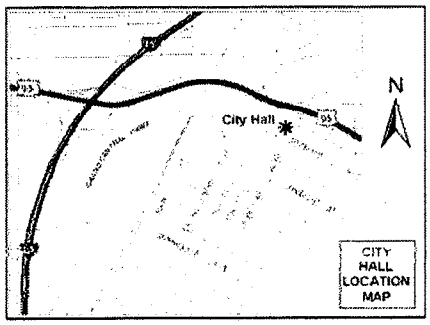

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SDR-32534
Planning Commission Meeting of 1/22/2009

Case: SDR-32534
12527503003
LOUCKS GWEN L TRUST
7165 W REGENA AVE
LAS VEGAS NV 89130-1023

KAVOS11 89130

Submitted after final agenda

Date 1-22-09 Item 61

61P

Jan 14 2009 9:35AM HP LASERJET FAX

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Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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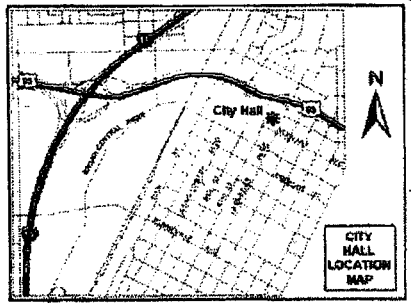

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SDR-32534

Planning Commission Meeting of 1/22/2009

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Case: SDR-32534

12527203004
EWING JAMES L JR & DIXIE L
6075 N TENAYA WY
LAS VEGAS NV 89130-1043

KAVDS11 89130

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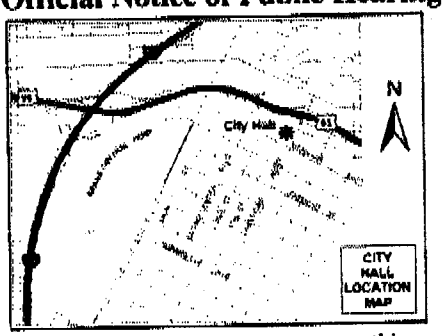

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Case: SDR-32534
12527203005
LACKER ROBERT P & MARY ANN
6065 N TENAYA WY
LAS VEGAS NV 89130-1043

Why are the Town Center Rules always being changed? Did we waste our time preparing + approving them? 61P.

NA 125 21+1045 30

01/20/2009 10:08 +700000000000007+ ROBERT P. LACKER PAGE 01

City of Las Vegas
Planning & Development Department
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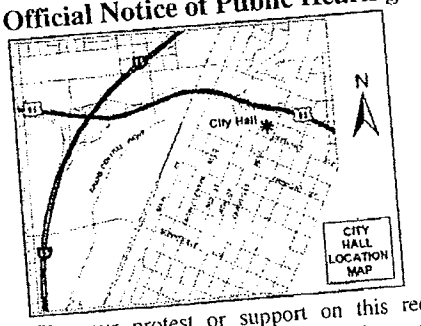

We have enough Con. Stores in the neighborhood. We need some peace & quiet again.

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

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SDR-32534
Planning Commission Meeting of 9/10/2009

Case: SDR-32534

12527202007
JACKSON LARRY & V REV LIV FAM TR
6121 N TENAYA WY
LAS VEGAS NV 89130-1007

FAU0611 4130

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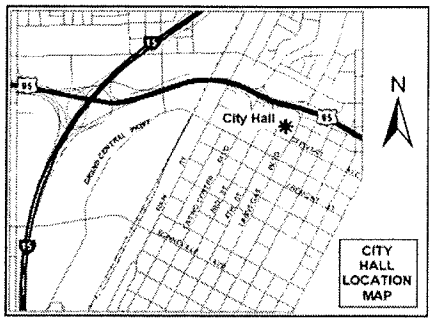

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12527202004
EWING JAMES L III & DIXIE L
6075 NORTH TENAYA WY
LAS VEGAS NV 89130-1043

FAVDF11 89130

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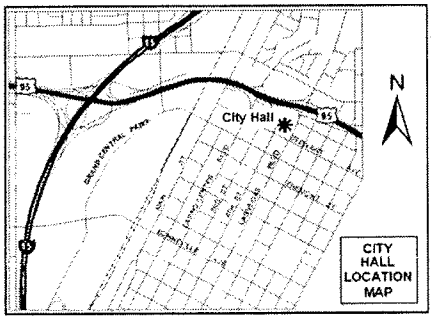

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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SDR-32534
Planning Commission Meeting of 9/10/2009

Case: SDR-32534
12527503003
LOUCKS GWEN L TRUST
7165 W REGENA AVE
LAS VEGAS NV 89130-1023

FAVOF11 89130

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Las Vegas, Nevada 89101-2986

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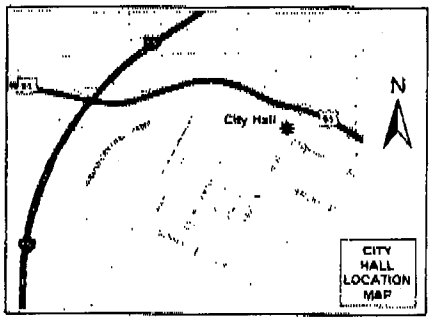

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

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SDR-32534

Planning Commission Meeting of 1/22/2009

Case: SDR-32534

12527610029
S M A TRUST ETAL
%A SIRIANNI
5815 N JULIANO RD
LAS VEGAS NV 89149-3903

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JAN 22 2009

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Development Services Center
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Las Vegas, Nevada 89101-2986

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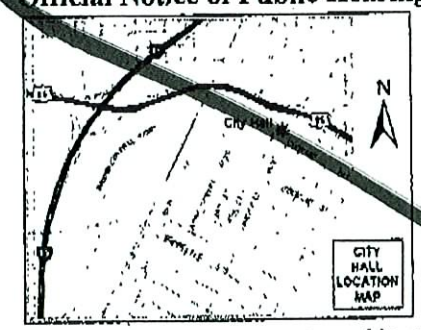

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BY:

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SDR-32478
Planning Commission Meeting of 1/22/2009

Case: SDR-32478
12507716002
HORSE MINI STORAGE PTNRS L L C
2990 S DURANGO DR
LAS VEGAS NV 89117-4412

KAUDE11 89117

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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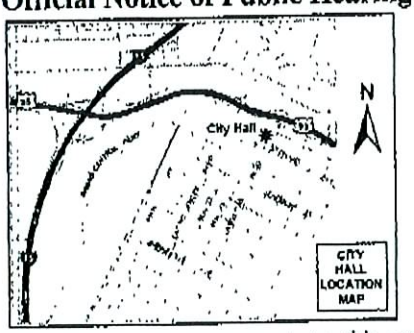

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BY:

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☒ I SUPPORT this Request ☐ I OPPOSE this Request

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SDR-32534
Planning Commission Meeting of 1/22/2009

Case: SDR-32534
12527113005
MONTECITO MINI STORAGE PTNRS LLC
2990 S DURANGO DR
LAS VEGAS NV 89117-4412

61A

JAN. 12. 2009 9:26AM NO. 0875 P. 1
KAUDE11 89117

09/05/2009 12:58 7024522058 FAMILY EXPRESS PAGE 01/01

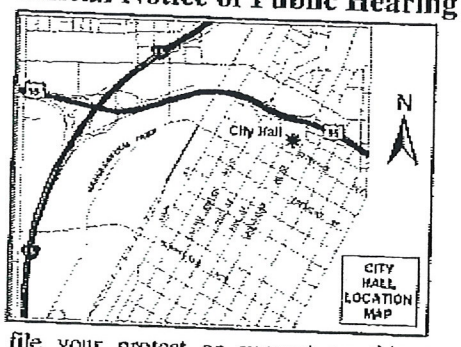
City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
AUG 28 2009
MAILED FROM ZIPCODE 89101

RECEIVED
SEP 05 2009

Return Service Requested
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-32534

Planning Commission Meeting of 9/10/2009

12527222009
M F E INC
%M ENAMORADO
955 TEMPLE VIEW
LAS VEGAS NV 89110-2900

Case: SDR-32534

FAU0511 A9110

1DA

City of Las Vegas Agenda Item No.: **11.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

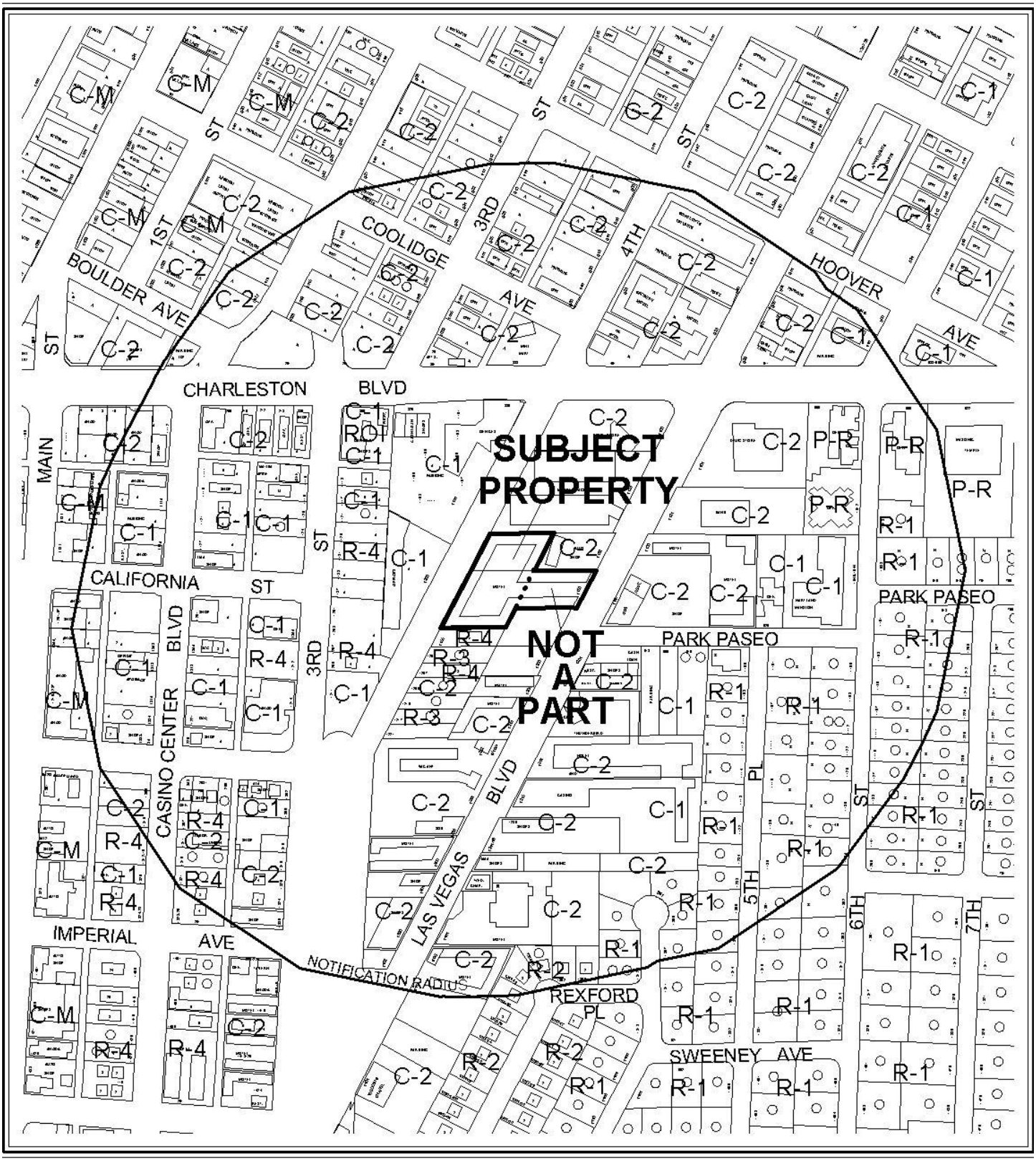
SUBJECT:
ZON-35723 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: YSBM INVESTMENT, LLC - Request for a Rezoning FROM: C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL) on 1.40 acres at 1150 South Las Vegas Boulevard (APNs 162-03-112-003 and 004), Ward 3 (Reese)

C.C.: 11/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**2**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



0 300 600 Feet

CASE: **ZON-35723**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
C-2 (GENERAL COMMERCIAL)

N

0 300 600 Feet

CASE: **ZON-35723**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
C-2 (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: ZON-35723 - APPLICANT/OWNER: YSBM INVESTMENT, LLC

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL.

BTS

ZON-35723 - Staff Report Page One
October 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to Rezone the subject parcel from C-1 (Limited Commercial) and C-2 (General Commercial) to C-2 (General Commercial) on 1.40 acres at 1150 South Las Vegas Boulevard. The proposed Rezoning is needed as the subject site is split zoned and the proposed C-2 (General Commercial) district will allow consistency with the existing General Plan designation of C (Commercial); therefore, staff is recommending approval of the subject Rezoning application. If denied, the subject parcel would remain split zoned.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
09/27/60	The Planning Commission approved a Rezoning (Z-0038-60) from R-3 (Medium Density Residential) to R-4 (High Density Residential) on property legally described as Lot 2, as shown in replat Block (L), Park Place addition of Las Vegas Nevada, generally located on Fourth Street between Fourth Place and Charleston Boulevard.
09/14/61	The Planning Commission approved a Rezoning (Z-0044-61) from R-4 (High Density Residential) to C-1 (Limited Commercial) on property generally located on the west side of 10th Street between Fremont Street and Carson Street.
12/27/94	The Board of Zoning Adjustment approved a Special Use Permit (U-0312-94) to allow four slot machines in an existing 126-room Motel at 1150 South Las Vegas Boulevard.
03/25/97	The Board of Zoning Adjustment denied a Variance (V-0020-97) to allow a sign to project eight feet where six feet is the maximum allowed; and to allow a 44 square-foot sign where 32 square feet is the maximum allowed at 1150 South Las Vegas Boulevard.
04/24/08	A deed was recorded for a change of ownership.
06/18/08	A Code Enforcement citation (#66765) was issued for illegal signage. Code Enforcement closed the case on 06/24/08.
12/08/08	A Code Enforcement citation (#72636) was issued for illegal signage. Code Enforcement closed the case on 12/11/08.
01/21/09	Planning and Development approved a Temporary Sign Permit (TSP-33070) for two, five-foot by 20-foot banners located at the north and south side of 1150 South Las Vegas Boulevard. The permit expired on 03/21/09.
01/28/09	A Code Enforcement citation (#74071) was issued for illegal signage. Code Enforcement closed the case on 01/29/09.

06/01/09	Planning and Development approved a Temporary Sign Permit (TSP-34500) for two, five-foot by 20-foot banners. The two banners were located on the north and south evaluations from June 1, 2009 to July 30, 2009 at 1150 South Las Vegas Boulevard. The permit expired on 07/30/09.
10/08/09	The Planning Commission will consider a related Special Use Permit (SUP-35724) for a Hotel, Residence at 1150 South Las Vegas Boulevard.
Related Building Permits/Business Licenses	
11/05/92	A Building Permit (#92165960) was issued for a cooling tower at 1150 South Las Vegas Boulevard. The permit was finaled on 11/09/92.
05/06/97	A Building Permit (#97009152) was issued for a sign at 1150 South Las Vegas Boulevard. The permit was finaled on 06/03/97.
01/20/98	A Building Permit (#98000994) was issued for a wall at 1150 South Las Vegas Boulevard. The permit was finaled on 02/11/98.
05/06/08	A Business License (#M06-02118) was issued for Miscellaneous Sales at 1150 South Las Vegas Boulevard. The license remains active at this location.
05/06/08	A Business License (#M08-00087) was issued for a Motel at 1150 South Las Vegas Boulevard. The license remains active at this location.
04/10/09	A Building Permit (#137410) was issued for a tenant improvement at 1150 South Las Vegas Boulevard. The permit has not been finaled.
Pre-Application Meeting	
10/08/09	A pre-application meeting was completed on the indicated date. The following items were discussed at the meeting: • The requirements of a Rezoning application. • The split zoned parcel on the subject site and its incompatibility with the General Plan. • The required Special Use Permit for a Hotel, Residence.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	
Field Check	
09/03/09	Staff conducted a field check of the subject site with the following observations: • The existing Motel on the subject site with associated parking.

Details of Application Request	
Site Area	
Net Acres	1.40 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Motel	C (Commercial)	C-1 (Limited Commercial) and C-2 (General Commercial)
North	Auto Repair Garage	C (Commercial)	C-2 (General Commercial)

South	Apartments/Motel	C (Commercial)	C-2 (General Commercial) and R-4 (High Density Residential)
East	Auto Repair Garage/Sexually Oriented Business/Restaurant	C (Commercial)	C-2 (General Commercial)
West	Offices/Parking Lot	C (Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
Downtown Centennial Plan	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Downtown Overlay District – (Las Vegas Boulevard)	X		Y
Live/Work Overlay District	X		Y
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
Trails (Las Vegas Boulevard Scenic Byway Trail)	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

ANALYSIS

This is a Rezoning request to change the subject site's split zoning designation of C-1 (Limited Commercial) and C-2 (General Commercial) to C-2 (General Commercial). The C-2 (General Commercial) district is designed to provide the broadest scope of compatible services for both the general and traveling public. The category allows retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as Mixed-Use developments. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. The C-2 (General Commercial) district is also appropriate along commercial corridors.

The C-2 (General Commercial) district is consistent with the existing C (Commercial) General Plan designation, which allows for commercial uses that are normally allowed within the O (Office), SC (Service Commercial) and GC (General Commercial) Master Plan land use categories.

The proposed Rezoning from C-1 (Limited Commercial) and C-2 (General Commercial) to C-2 (General Commercial) would allow for consistency with the C (Commercial) General Plan land use designation. The Rezoning would allow for compatibility with the C-2 (General Commercial) zoning districts to the east and north of the subject site, therefore; staff is recommending approval of the subject Rezoning application.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **"The proposal conforms to the General Plan."**

   The proposed Rezoning from C-1 (Limited Commercial) and C-2 (General Commercial) to C-2 (General Commercial) district will allow conformance to the C (Commercial) land use designation.

2. **"The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts."**

   The C-2 (General Commercial) district is designed to provide the broadest scope of compatible services for both the general and traveling public. This category allows retail, service, automotive, wholesale, office and other general business uses of an intense character, as well as Mixed-Use developments. These uses are compatible with adjacent developments in the Downtown Las Vegas area.

3. **"Growth and development factors in the community indicate the need for or appropriateness of the rezoning."**

   The proposed Rezoning is appropriate due to the continuing redevelopment of Downtown Las Vegas area as the regional center for finance, business, governmental services, entertainment recreation and gaming.

4. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district."**

   Access to the site is provided from Las Vegas Boulevard, a 100-foot Primary Arterial as designated by the Master Plan of Streets and Highways. Las Vegas Boulevard is adequate in size for the proposed Hotel, Residence use.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED	20
ASSEMBLY DISTRICT	9
SENATE DISTRICT	10
NOTICES MAILED	284
APPROVALS	1
PROTESTS	2

BTS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: ZON-35723 APN: 162-03-112-003 162-03-112-004

Name of Property Owner: YSBM Investment LLC

Name of Applicant: Yaakov Shani

Name of Representative: Dennis Rusk

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____Yes __X__No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: SHANI YAAKOV

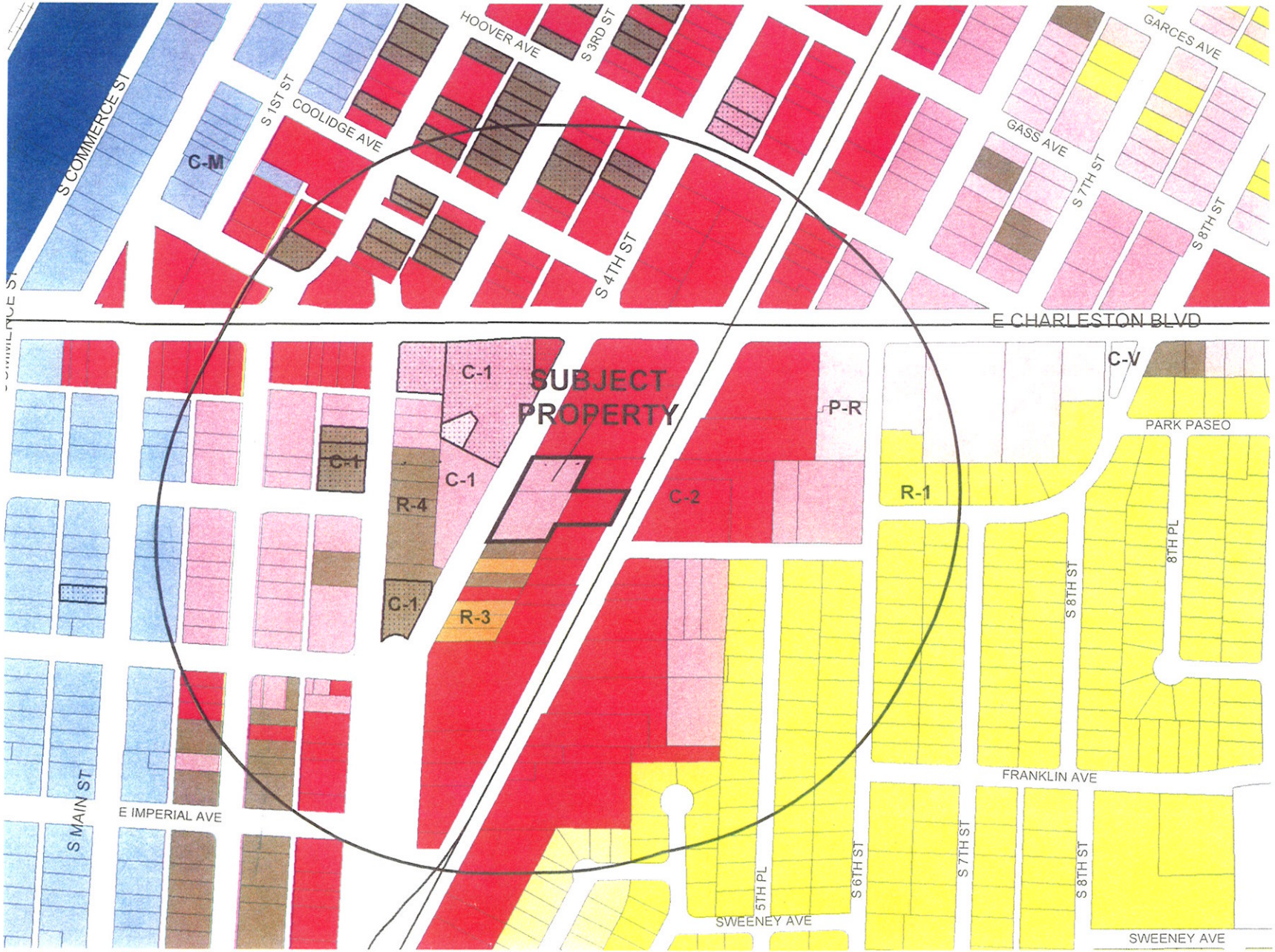
Subscribed and sworn before me

This 24 day of August, 2009

Tabitha Corona

Notary Public in and for said County and State

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
TABITHA CORONA
Appt. No. 97-2208-1
My Appt. Expires May 1, 2013



ZON-35723
10/08/09 PC

RECEIVED
AUG 24 2009

ZON-35723 - APPLICANT/OWNER: YSBM INVESTMENT, LLC
1150 SOUTH LAS VEGAS BOULEVARD
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

ZON-35723 - APPLICANT/OWNER: YSBM INVESTMENT, LLC
1150 SOUTH LAS VEGAS BOULEVARD
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

YSBM INVESTMENT LLC
2330 S HIGHLAND #220
LAS VEGAS, NV 89102
702-471-1118 OFFICE 702-471-1241 FAX

August 24, 2009

Justification Letter

Dear Sirs:

It is our request to consolidate parcel# 162-03-112-003 and parcel# 162-03-112-004 into the one zone specifically to rezone both parcels into C-2.

Thank you,

Yaakov Shani

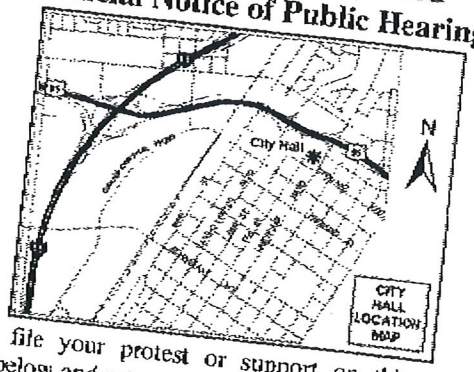
ZON-35723
10/08/09 PC

RECEIVED
AUG 24 2009

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-35723

Planning Commission Meeting of 10/8/2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES

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MAILED FROM ZIPCODE 8910

RECEIVED
SEP 30 2009

This use brings drug addicts + dealers. We do not need more than we already have!

9/25/09

16203110063
C F HOUSE INC
%C FUNKHOUSER
1228 S CASINO CENTER BLVD
LAS VEGAS NV 89104-1016

Case: ZON-35723

GAUDS11 89104

09/30/2009 10:29 7026761162 PAGE 01

11P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

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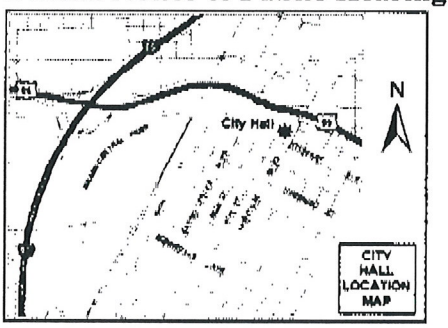
SEP 24 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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OCT 01 2009

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-35723
Planning Commission Meeting of 10/8/2009

Case: ZON-35723
13934411053
HOLMES CHONITA
1379 PARK WEST DR #302
SAN PEDRO CA 90732-0000

GAVDE11 90732

11P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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MAILED FROM ZIP CODE 89101

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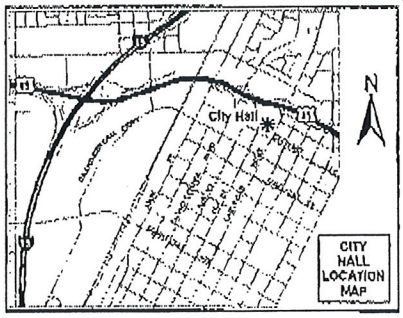
Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

ZON-35723

Planning Commission Meeting of 10/8/2009

RECEIVED
SEP 29 2009

2

Case: ZON-35723

13934410099
CAVIGLIA DENNIS G & C M MARTL TR
%D HECKETHORN
4181 SQUAW CREEK CT
LAS VEGAS NV 89120-3872

11A

City of Las Vegas Agenda Item No.: **12.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

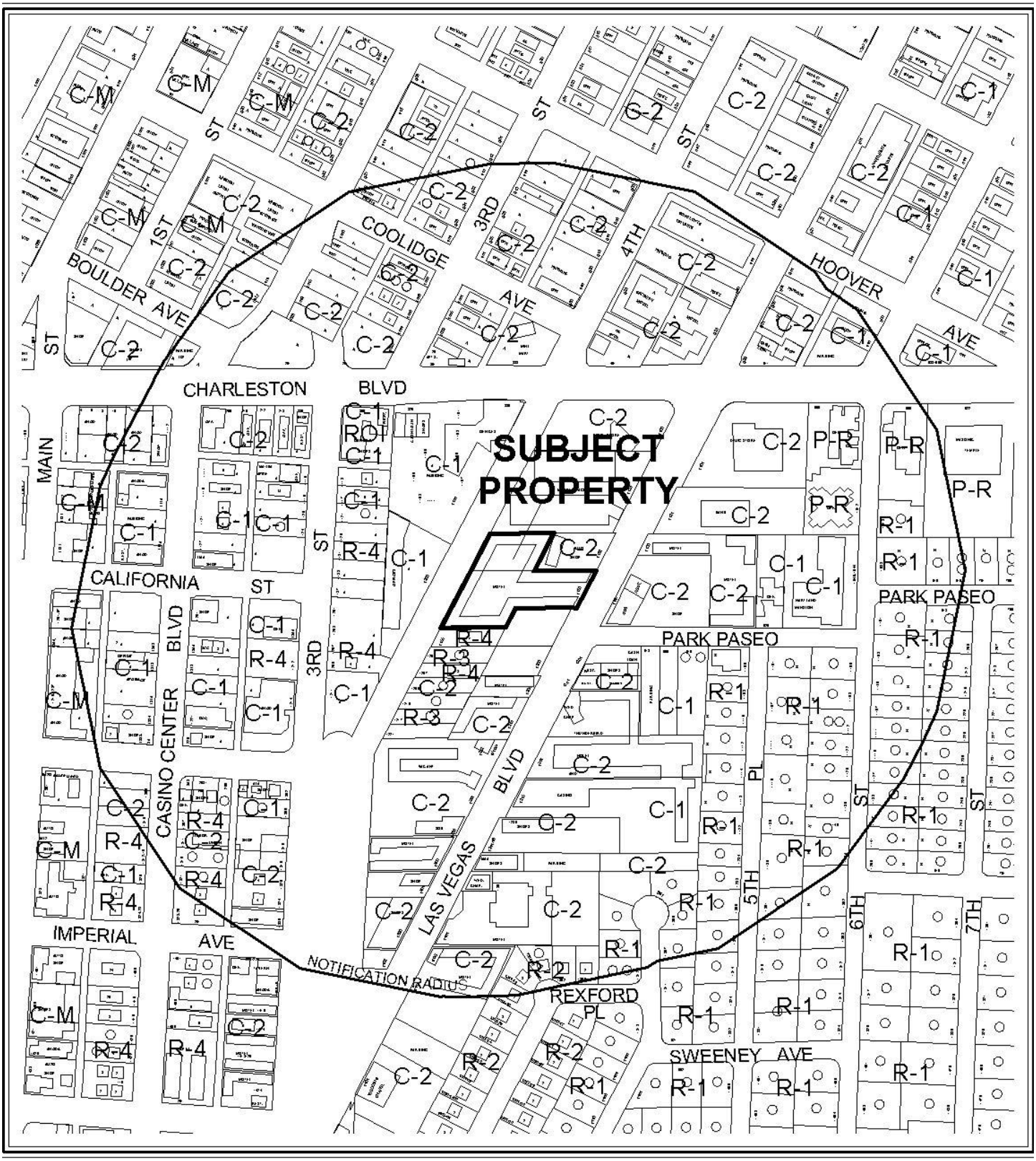
SUBJECT:
SUP-35724 - SPECIAL USE PERMIT RELATED TO ZON-35723 - PUBLIC HEARING - APPLICANT/OWNER: YSBM INVESTMENT, LLC - Request for a Special Use Permit FOR A HOTEL, RESIDENCE (EXTENDED STAY) at 1150 South Las Vegas Boulevard (APNs 162-03-112-003 and 004), C-1 (Limited Commercial) and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial)], Ward 3 (Reese)

C.C.: 11/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**2**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. List of Rooms for Monthly Rental
7. Protest/Support Postcards



0 300 600 Feet

CASE: **SUP-35724**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL)

PROPOSED ZONING OF SUBJECT PROPERTY:
C-2 (GENERAL COMMERCIAL)

N

0 300 600 Feet

CASE: **SUP-35724**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY:
C-1 (LIMITED COMMERCIAL) AND C-2 (GENERAL COMMERCIAL)

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C-2 (GENERAL COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-35724 - APPLICANT/OWNER: YSBM INVESTMENT, LLC

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for a Hotel, Residence use.

2. The applicant shall bring the property into compliance with Title 19 by re-striping the existing parking lot to add four handicapped accessible spaces, with one van accessible space and adding a handicap accessible route as required.

2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

BTS

SUP-35724 - Staff Report Page One
October 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The applicant is proposing to convert 40 of the existing 120 Motel units into a Hotel, Residence available for extended stays at 1150 South Las Vegas Boulevard. The proposed conversion of the Motel rooms to a Hotel, Residence use has necessitated the need for the subject Special Use Permit request. The proposed use is appropriate for the subject site; therefore, staff is recommending approval of this request. If denied, the proposed Hotel, Residence would not be permitted and the existing Motel would remain in its current condition.

Issues:

- The applicant is converting 40 of the existing 120 Motel rooms into extended stay units, which requires a Special Use Permit for a Hotel, Residence use.
- No Waivers are needed as a part of the subject application.
- Parking requirements are the same for the existing Motel use and the proposed Hotel, Residence use.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
09/27/60	The Planning Commission approved a Rezoning (Z-0038-60) from R-3 (Medium Density Residential) to R-4 (High Density Residential) on property legally described as Lot 2, as shown in replat Block (L), Park Place addition of Las Vegas Nevada, generally located on Fourth Street between Fourth Place and Charleston Boulevard.
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10/08/09	The Planning Commission will consider a related Rezoning (ZON-35723) from C-1 (Limited Commercial) and C-2 (Limited Commercial) to C-2 (General Commercial) on 1.40 acres at 1150 South Las Vegas Boulevard.
Related Building Permits/Business Licenses	
11/05/92	A Building Permit (#92165960) was issued for a cooling tower at 1150 South Las Vegas Boulevard. The permit was finaled on 11/09/92.
05/06/97	A Building Permit (#97009152) was issued for a sign at 1150 South Las Vegas Boulevard. The permit was finaled on 06/03/97.
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Neighborhood Meeting	
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Field Check	
09/03/09	Staff conducted a field check of the subject site with the following observations: • The existing Motel on the subject site with associated parking.

Details of Application Request	
Site Area	
Net Acres	1.40 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Motel	C (Commercial)	C-1 (Limited Commercial) and C-2 (General Commercial)
North	Auto Repair Garage	C (Commercial)	C-2 (General Commercial)
South	Apartments/Motel	C (Commercial)	C-2 (General Commercial) and R-4 (High Density Residential)
East	Auto Repair Garage/Sexually Oriented Business/Restaurant	C (Commercial)	C-2 (General Commercial)
West	Offices/Parking Lot	C (Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan			
Downtown Centennial Plan	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
Downtown Overlay District	X		Y
Live/Work Overlay District	X		Y
Las Vegas Boulevard Scenic Byway Overlay District	X		Y
Trails (Las Vegas Boulevard Scenic Byway Trail)	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Parking Requirement - Downtown							
	Gross Floor Area or Number of Units	***Base Parking Requirement***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Motel	80 Units	1 space per guest room	115	5	84	0	N
Hotel, Residence	40 Units						
TOTAL	120 Units		120		84		

Projects located within the Las Vegas Downtown Centennial Plan area are not subject to the automatic application of parking requirements. The subject site contains a total of 84 parking spaces. A total of 120 parking spaces are required pursuant to Title 19.04. A condition of approval has been added to require a total of four handicapped parking spaces to be added to the subject site, including one van accessible handicapped space and an A.D.A accessible route.

ANALYSIS

The applicant is proposing to convert 40 of the 120 existing Motel units for use as a Hotel, Residence at 1150 South Las Vegas Boulevard. The conversion of the units has necessitated the need for the subject Special Use Permit. The conversion of the 40 units will not increase current parking requirements. The parking requirements for the existing Motel use and the proposed Hotel, Residence use are identical. The proposed Hotel, Residence use is compatible with existing and surrounding land uses; therefore, approval of the subject Special Use Permit is recommended.

FINDINGS

The following findings must be made for a Special Use Permit:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   The proposed conversion of 40 existing units to extended stay for a Hotel, Residence use is compatible with the C (Commercial) land use designation and surrounding uses in the area.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   The subject site is an existing Motel, and is physically suitable for the type and intensity of the land use proposed.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

   Access to the site is provided from Las Vegas Boulevard, which is a 100-foot Primary Arterial, as indicated on the Master Plan of Streets and Highways. Las Vegas Boulevard is adequate to accommodate the traffic generated by the proposed conversion of 40 units to a Hotel, Residence use.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   Approval of this Special Use Permit will not compromise the public health, safety, or welfare as the proposed Hotel, Residence will be subject to regular inspections.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The proposed Hotel, Residence use meets all requirements pursuant to Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 20

ASSEMBLY DISTRICT 9

SENATE DISTRICT 10

NOTICES MAILED 284

APPROVALS 1

PROTESTS 2

BTS

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SVP-35724 APN: 162-03-112-003 162-03-112-004

Name of Property Owner: YSBM Investment LLC

Name of Applicant: Yaakov Shani

Name of Representative: Dennis Rusk

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes __X__ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: Yaakov Shani

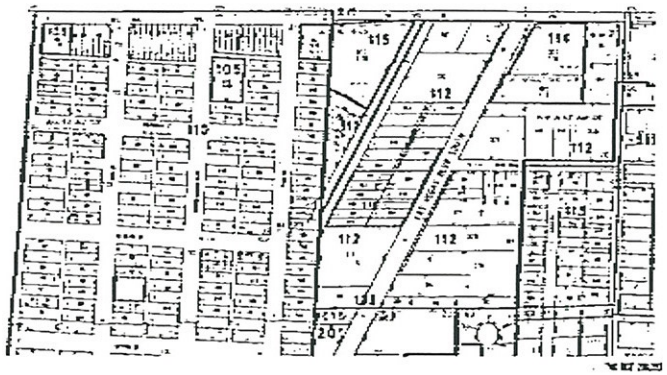
Subscribed and sworn before me

This 24th day of August, 2009

Tabitha Corona

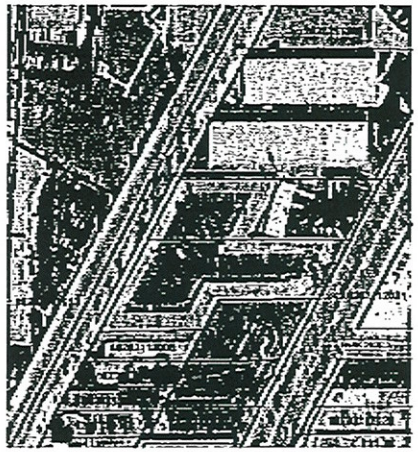
Notary Public in and for said County and State

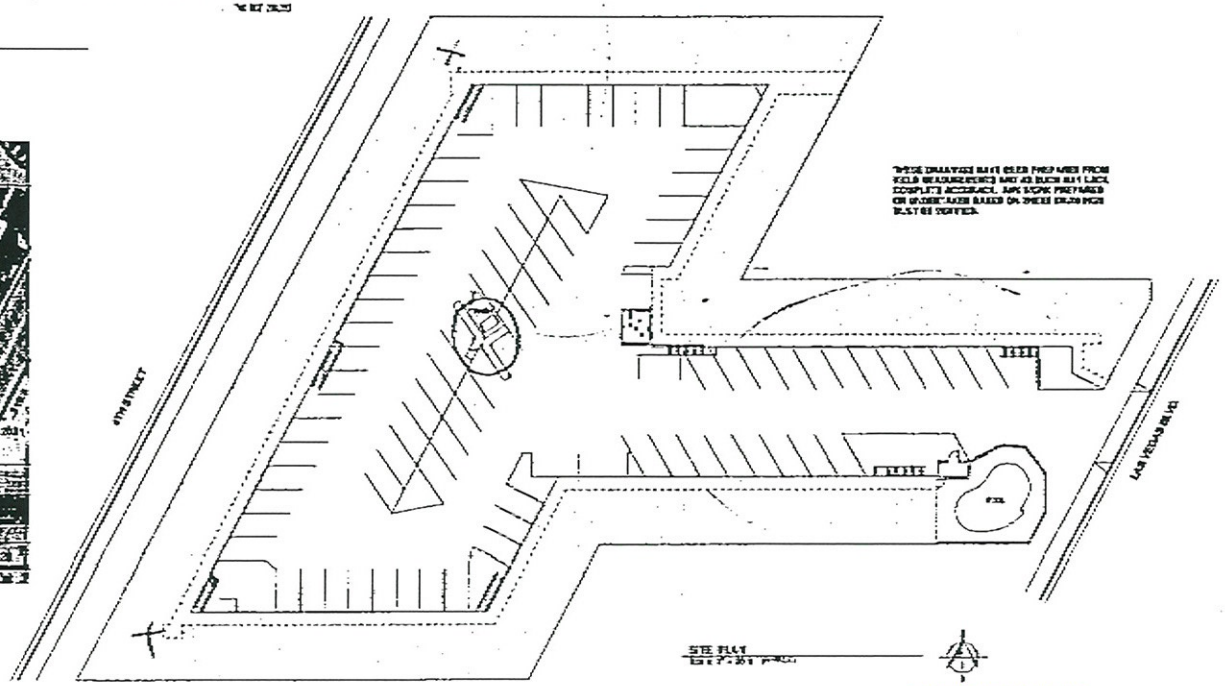
NOTARY PUBLIC
STATE OF NEVADA
County of Clark
TABITHA CORONA
Appt. No. 97-2205-1
My Appt. Expires May 1, 2013



Econo Lodge

1150 S. Las Vegas Blvd
Las Vegas, Nevada 89104





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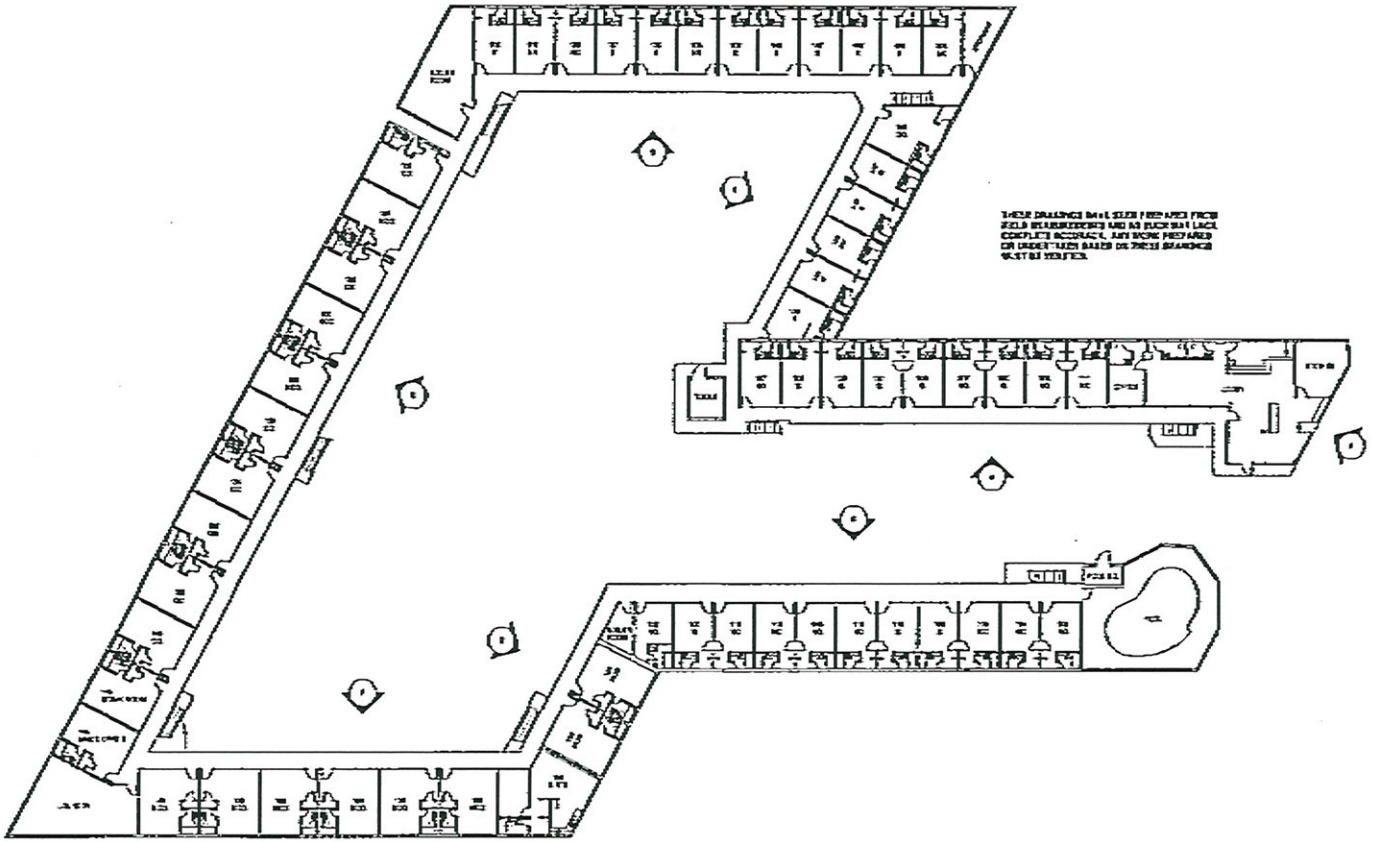
SUP-35724
10/08/09 PC



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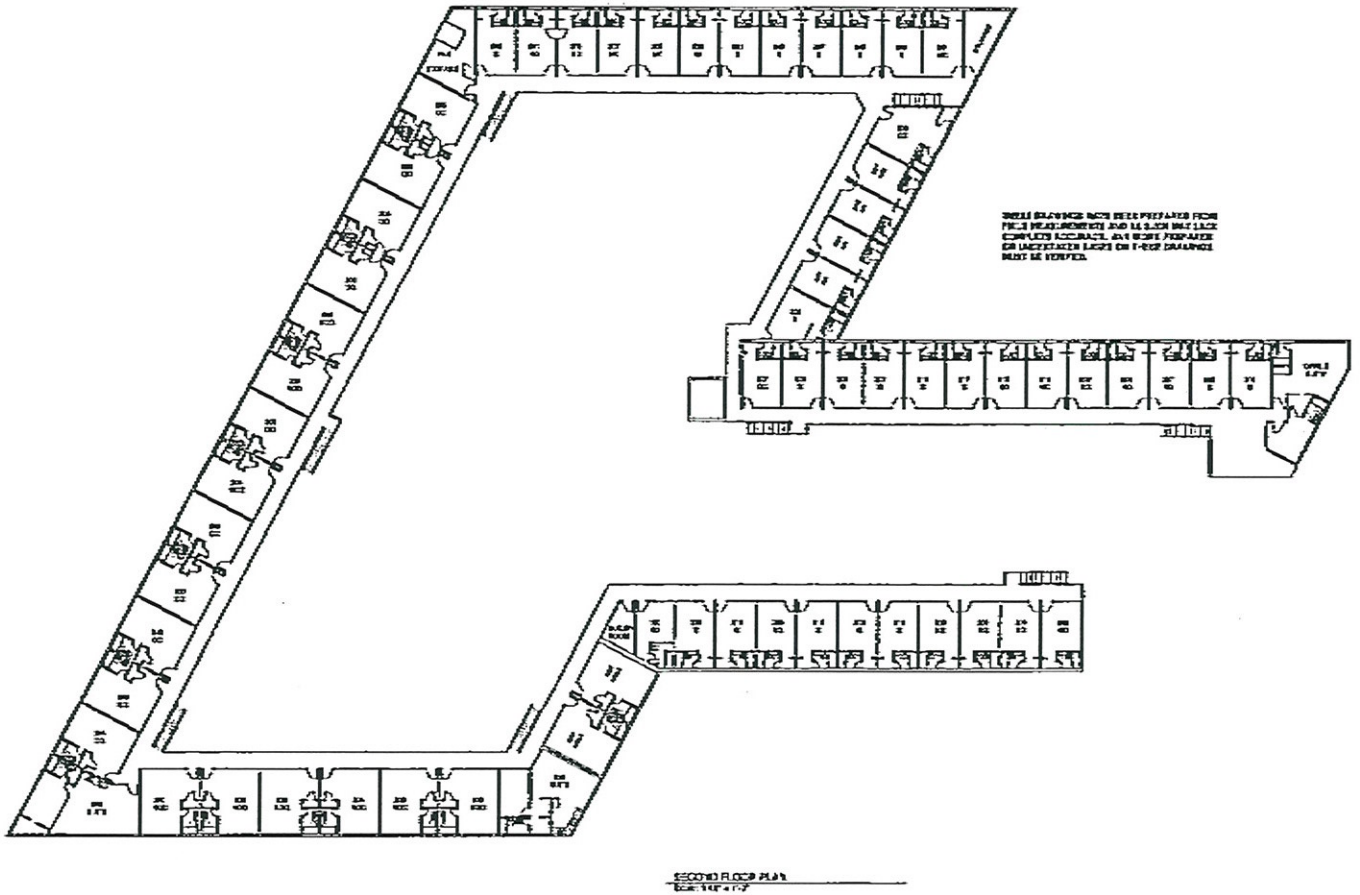
SUP-35724
10/08/09 PC



SECOND FLOOR PLAN

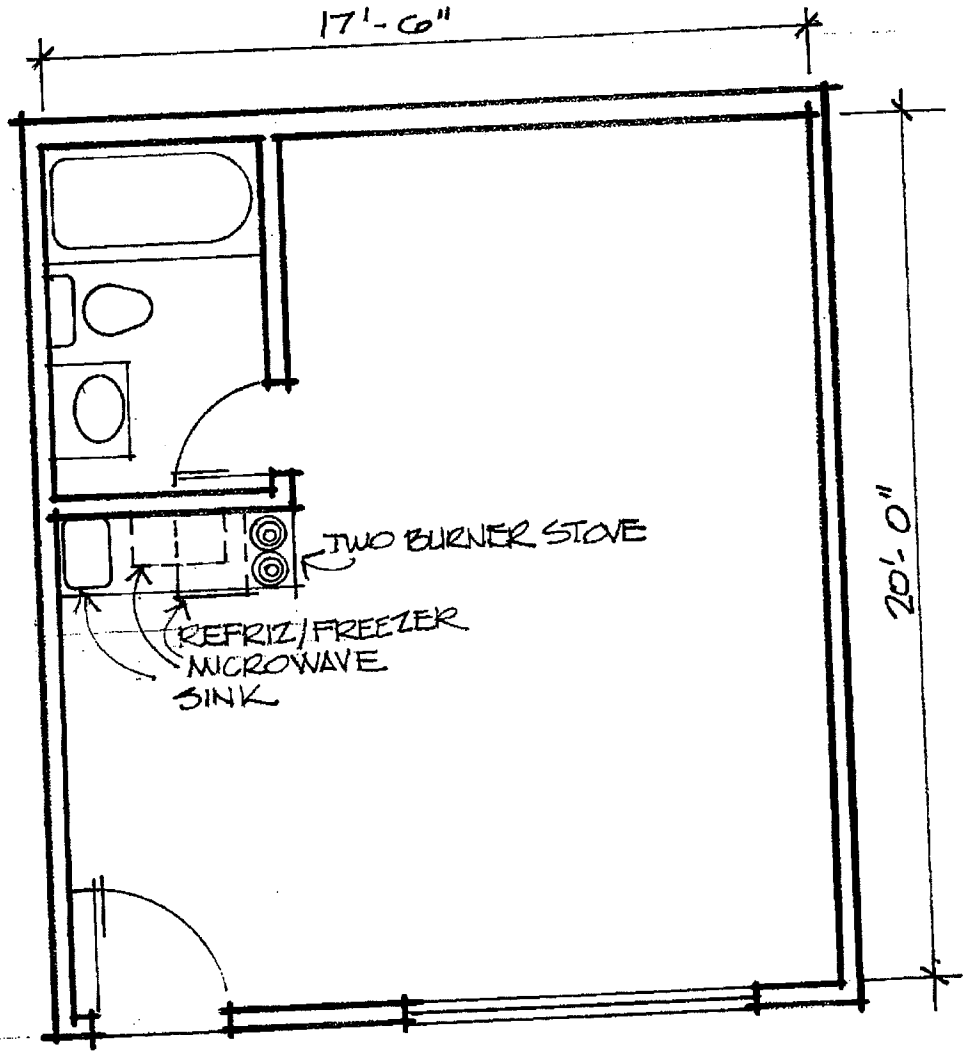
SUP-35724
10/08/09 PC

RECEIVED
AUG 24 2009

3 of 5

ECONO LODGE
1150 S. LAS VEGAS BLVD

RECEIVED
SEP 22 2009



KITCHENETTE PLAN

1/4" = 1'-0"

SUP-35724
REVISED
10/08/09 PC

SUP-35724 - APPLICANT/OWNER: YSBM INVESTMENT, LLC
1150 SOUTH LAS VEGAS BOULEVARD
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

SUP-35724 - APPLICANT/OWNER: YSBM INVESTMENT, LLC
1150 SOUTH LAS VEGAS BOULEVARD
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

RECEIVED
AUG 24 2009

SUP-35724
10/08/09 PC

MEMORANDUM

DENNIS E. RUSK ARCHITECT, LLC
3530 WEST TORINO AVE
LAS VEGAS, NEVADA 89139
PH. 702-373-7983
FAX 702-269-1992

Date: August 24, 2009

To: City of Las Vegas Planning and Zoning

From: Dennis E. Rusk Architect

Ref: Econo Lodge 1150 Las Vegas Blvd.
Monthly rentals

Dear Sirs,

The owners of the Econo Lodge desire to convert 40 of the motel units into a monthly rental for a two year period. Four of the existing units have kitchenettes and the additional 36 units will be provided with two burner cook-top, freezer/refrigerator and microwave kitchenettes. This use will not impact parking and the streetscape landscaping has been up-graded to current downtown standards.

The economy has severely impacted the tourism industry of Las Vegas and motels without gaming cannot compete. The temporary use may allow the owners to stay operational until better times return.

Sincerely,

Dennis E. Rusk, Architect

SUP-35724
10/08/09 PC

RECEIVED
AUG 24 2009

LIST OF ROOMS FOR MONTHLY RENTAL

RM #	DESCRIPTION	RM #	DESCRIPTION
104	Non-Smoking Queen	211	Non-Smoking Queen
106	Non-Smoking Queen	212	Smoking Queen
108	Smoking Queen	213	Non-Smoking Queen
110	Smoking Queen	214	Smoking Queen
112	Non-Smoking Queen	215	Non-Smoking Queen
116	Non-Smoking Queen	216	Non-Smoking Queen
118	Non-Smoking Queen	217	Smoking Queen
120	Smoking Queen	219	Smoking Queen
122	Non-Smoking Queen	220	Smoking Queen
128	One Bedroom Suite w/ Kitchen & Ref	221	Smoking Queen
137	Smoking Queen	223	Smoking Queen
159	Non-Smoking Queen	228	One Bedroom Suite w/ Kitchen & Ref
202	Non-Smoking Queen	231	Non-Smoking Queen
203	Smoking Queen	235	Non-Smoking Queen
204	Non-Smoking Queen	237	Non-Smoking Queen
205	Smoking Queen	242	One Bedroom Suite w/ Kitchen & Ref
206	Non-Smoking Queen	243	Smoking Queen
207	Non-Smoking Queen	245	Smoking Queen
208	Non-Smoking Queen	247	Smoking Queen
209	Non-Smoking Queen	249	Smoking Queen

SUP-35724
10/08/09 PC

RECEIVED
AUG 24 2009

LIST OF ROOMS FOR MONTHLY RENTAL

RM #	DESCRIPTION	RM #	DESCRIPTION
104	Non-Smoking Queen	211	Non-Smoking Queen
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209	Non-Smoking Queen	249	Smoking Queen

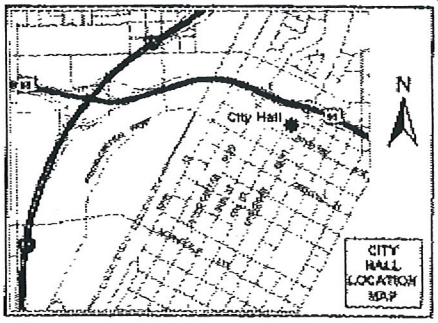
SUP-35724
10/08/09 PC

RECEIVED
AUG 24 2009

PAGE 02

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-35724

Planning Commission Meeting of 10/8/2009

RECEIVED
SEP 30 2009

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004278218 SEP 24 2009
MAILED FROM ZIPCODE 89101

This use typically brings drag addicts + dealers. We do not need more than we already have
9/25/09

Case: SUP-35724

16203110063
C F HOUSE INC
%C FUNKHOUSER
1228 S CASINO CENTER BLVD
LAS VEGAS NV 89104-1016

GAVDSLL A9104

12P

09/30/2009 10:29 7025751162

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101 2986

PRESORTED FIRST CLASS

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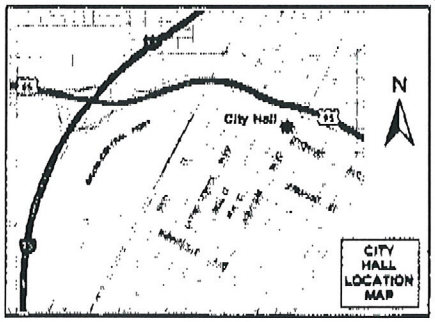
Official Notice of Public Hearing



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OCT 01 2009

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-35724
Planning Commission Meeting of 10/8/2009

Case: SUP-35724

13934411053
HOLMES CHONITA
1379 PARK WEST DR #302
SAN PEDRO CA 90732-0000

12P

GAV0511 90732

SEP-30-2009 23:17 FROM:L1 3103777425 TO:17023857268 P.1/1

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

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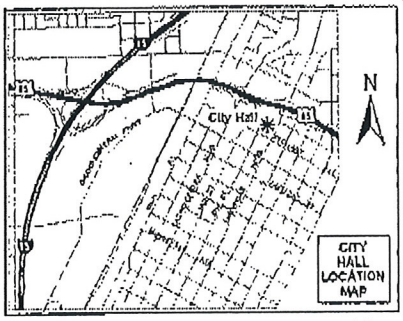
Return Service Requested

Official Notice of Public Hearing



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☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SUP-35724

Planning Commission Meeting of 10/8/2009

RECEIVED
SEP 29 2009

Case: SUP-35724

13934410099
CAVIGLIA DENNIS G & C M MARTL TR
%D HECKETHORN
4181 SQUAW CREEK CT
LAS VEGAS NV 89120-3872

CAVIGS11 89120

12A

City of Las Vegas Agenda Item No.: **13.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

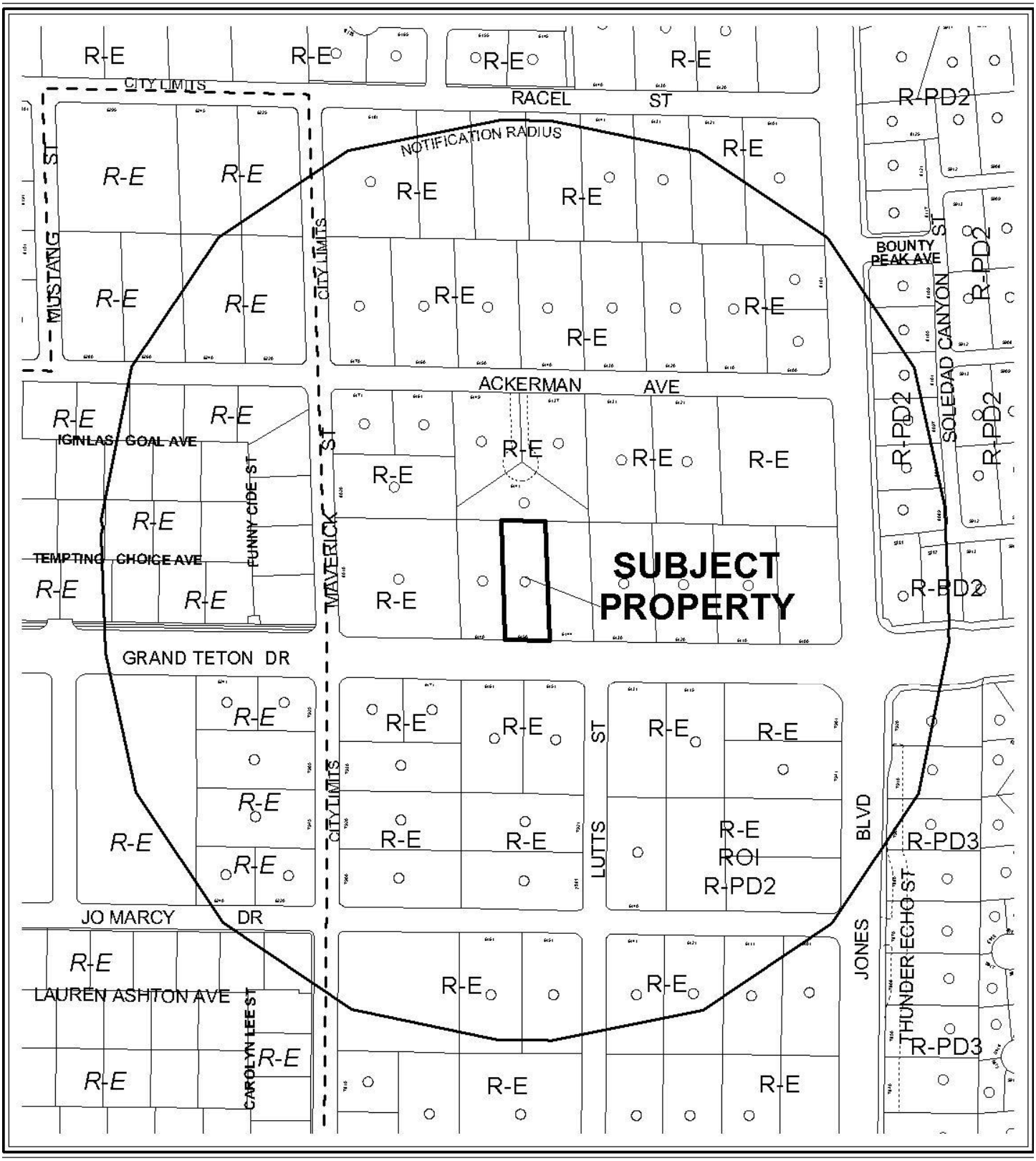
SUBJECT:
VAR-35742 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DALE AND FRANCES REESE - Request for a Variance TO ALLOW A PROPOSED 2,880 SQUARE-FOOT ACCESSORY STRUCTURE (CLASS II) WHERE 1,445 SQUARE FEET IS ALLOWED at 6150 Grand Teton Drive (APN 125-11-806-012), R-E (Residence Estates) Zone, Ward 6 (Ross)

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard and 1 Phone Call Support Log



0 300 600 Feet

CASE: **VAR-35742**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N

0 300 600 Feet

CASE: **VAR-35742**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-35742 - APPLICANT/OWNER: DALE AND FRANCES REESE

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

VAR-35742 - Staff Report Page One
October 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow a proposed Accessory Structure (Class II) to be built to exceed 50 percent of the square footage of the existing single-family residence located at 6150 Grand Teton Drive. The applicant is proposing an Accessory Structure with a total area of 2,880 square feet where 1,445 square feet is the maximum area allowed for all accessory structures in the rear yard. Currently, the rear yard provides storage for the applicant's vehicles, and all structures on site are legal. The use cannot be conducted in a harmonious manner because it does not meet the Title 19 requirements for an Accessory Structure; therefore, staff is recommending denial of the request. If denied, the proposed Accessory Structure cannot be built or would have to be redesigned to meet Title 19 requirements.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
11/18/04	A deed was recorded for change of ownership.
Related Building Permits/Business Licenses	
03/23/95	A building permit (#95869732) was processed for a wall at 6150 Grand Teton Drive. The permit was completed on 04/04/95.
05/13/93	A building permit (#93186835) was processed for an existing residence at 6150 Grand Teton Drive. The permit was completed on 03/28/94.
Pre-Application Meeting	
08/07/09	A pre-application meeting with the applicant was held where the elements of submitting a Variance were discussed. The topics included: • The height requirements of the primary dwelling and that of an accessory structure. • The square footage of all accessory structures may not exceed 50% of the floor area of the principle dwelling. • The type of materials used in the accessory structure construction. • The setback requirements for the side, rear, and distance requirements from the principle dwelling. • There is no kitchen is allowed in an Accessory Structure Class II.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	
Field Check	
09/03/09	Staff performed a routine field check where a well-maintained single-family residence was observed. Staff was not able to observe the rear yard where the proposed accessory structure is to be constructed.

Details of Application Request	
Site Area	
Gross Acres	.76

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Single-Family Residence	DR (Desert Rural)	R-E (Residence Estates)
North	Single-Family Residence	DR (Desert Rural)	R-E (Residence Estates)
South	Single-Family Residence	DR (Desert Rural)	R-E (Residence Estates)
East	Single-Family Residence	DR (Desert Rural)	R-E (Residence Estates)
West	Single-Family Residence	DR (Desert Rural)	R-E (Residence Estates)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Area Plan	X		Y
Centennial Hills Sector Plan	X		Y
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts	X		Y
Trails	X		Y
Rural Preservation Overlay District	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Per Title 19.08.040(B)(1) for Accessory Structures

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Setbacks			
• Side	3 Feet	6 Feet	Y
• Side	3 Feet	15 Feet	Y
• Rear	3 Feet	6 Feet	Y
• From Main Dwelling	6 Feet	131 Feet	Y
Size and Coverage	1,445 Square Feet	2,880 Square Feet	N
Max. Height	16 Feet	12 Feet	Y

Variance			
Standard	***Required/Allowed***	***Provided***	***Percent of Deviation***
Per Title 19.08.040(B)(c) The total floor area of all accessory structures shall not exceed fifty (50) percent of the floor area of the principal dwelling unit constructed on the same lot.	1,445 SF Maximum	2,880 SF	99%

ANALYSIS

This is a request for a Variance to allow an Accessory Structure (Class II) that exceeds 50 percent of the square footage of a single-family residence located at 6150 Grand Teton Drive. The proposed Accessory Structure (Class II) is to be used for storage of antique cars, and is located in the northern area of the subject site adjacent to other Residence Estates zoned properties. Research of the 1,000-foot notification area has revealed two other Variances (VAR-19958 and VAR-25763) which were approved for an accessory structure that exceeded 50 percent of the floor area of the main dwelling.

The proposed Accessory Structure is 2,880 square feet. Title 19.08 states, "The total floor area of all accessory structures shall not exceed fifty percent of the floor area of the principal dwelling unit constructed on the same lot." The principal dwelling on the subject site is 2,889 square feet, allowing for a total of 1,445 square feet for an accessory structure. The proposed accessory structure exceeds this standard by 1,444 square feet, a 99 percent deviation from code standard.

The proposed accessory structure complies with height and setback requirements, and will be aesthetically compatible with the principle dwelling, as required by Title 19.

This is a self-imposed hardship created by the applicant by proposing an accessory structure that exceeds the allowable square-footage by 1,444 square feet. There is no unique or extraordinary circumstance of the property that necessitates constructing an accessory structure that will exceed code requirements, staff cannot support this application and is recommending denial of this Variance request.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070L states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing an accessory structure that does not comply with the requirements of Title 19. Alternative design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 8

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 98

APPROVALS 2

PROTESTS 0

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-35742** APN: 12511806012

Name of Property Owner: DALE L. REESE & FRANCES E REESE

Name of Applicant: SAME

Name of Representative: SAME

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____Yes ✓ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: _____

Print Name: FRANCES E REESE

Subscribed and sworn before me

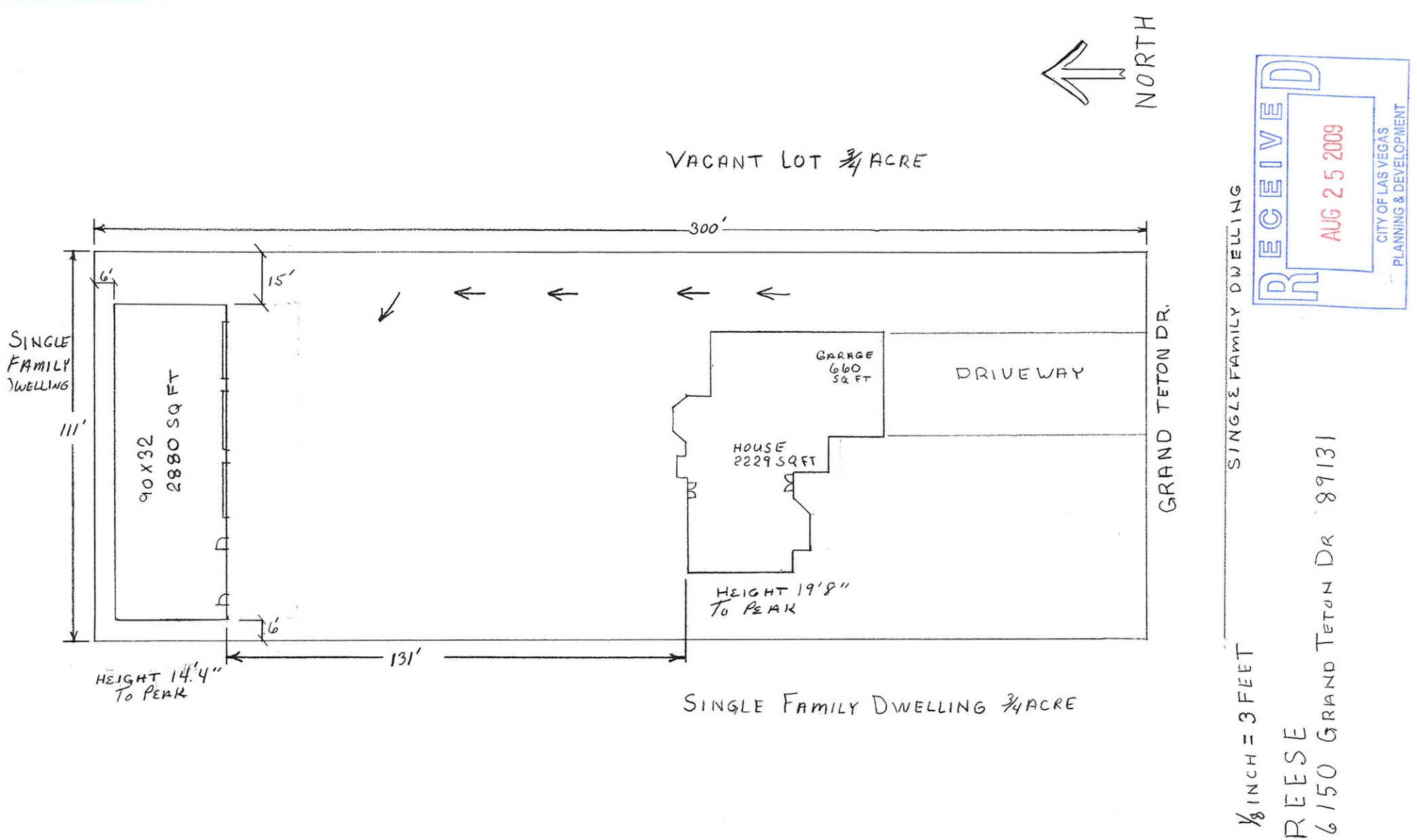
This 24 day of August 2009

_____

Notary Public in and for said County and State

AMBER L. SALAZAR
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 07-1235-1
MY APPT. EXPIRES JAN. 2, 2011

RECEIVED
AUG 25 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



RECEIVED
AUG 25 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

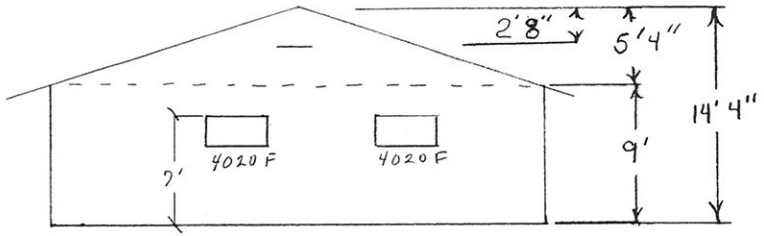
1/8 INCH = 3 FEET

REESE
6150 GRAND TETON DR 89131

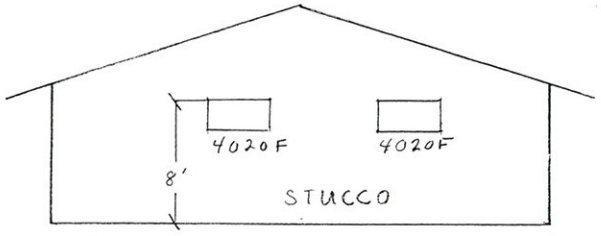
VAR-35742
10/08/09 PC

MAIN RESIDENT IS 19'8" HIGH TO PEAK

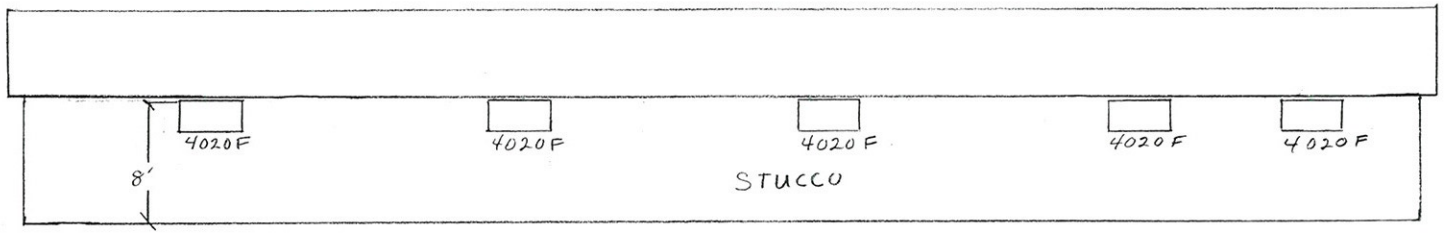
4 IN 12 ROOF PITCH



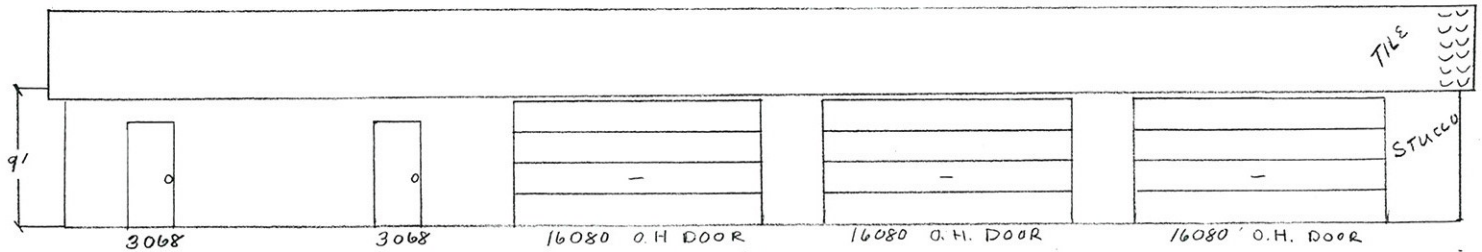
LEFT ELEVATION
(WEST)



RIGHT ELEVATION
(EAST)



REAR ELEVATION (NORTH)



FRONT ELEVATION (SOUTH)

1/8 INCH = 1 FOOT

REESE
6150 GRAND TETON DR 89131

VAR-35742
10/08/09 PC

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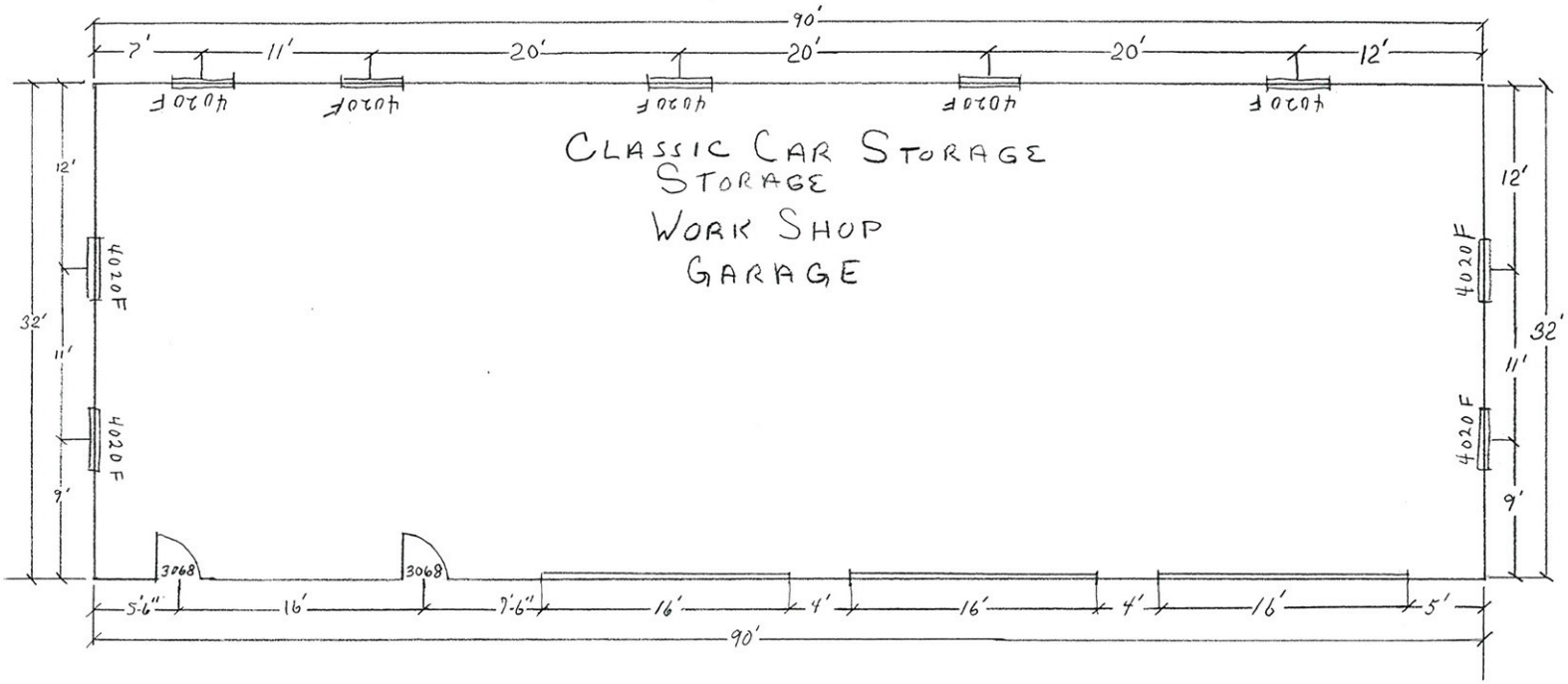
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT



FLOOR PLAN

1/8 INCH = 1 Foot

2880 SQ FT

REESE

6150 GRAND TETON DR 89131

VAR-35742
10/08/09 PC

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VAR-35742 - APPLICANT/OWNER: DALE AND FRANCES REESE
6150 GRAND TETON DRIVE
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

VAR-35742

10/08/09 PC

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VAR-35742
10/08/09 PC

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VAR-35742
10/08/09 PC

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VAR-35742
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10/08/09 PC

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AUG 25 2009

VAR-35742
10/08/09 PC

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CITY OF LAS VEGAS

VAR-35742

10/08/09 PC

Justification letter

I would like to apply for a size variance for a 32'x90' 2880 sq ft building. The height of the building will be 14' 4" to the peak. The main house is a singe story and the height is 19' 8" to the peak. The building will not contain a kitchen. It will be located to the rear of the property, 131 feet from the main house, and 6 feet from the property line. The building will be used for storage of classic cars, a work shop, craft area, plus regular storage. The construction will be 2X6 walls and the exterior will be stucco like the main residence with a tile roof. The main residence is 2229 sq ft living and 660 sq ft garage totaling 2889 sq ft.

We have a semi trailer with tools that can not be used. We have a car trailer with vehicles. We have 4 wheelers and a ranger with no place to put them. We are paying for a storage room off site. We have friends that are storing our snow mobile that could sell their property at any time. I have antique furniture that is deteriorating in the heat. With getting older it is hard to get the holiday decorations out of the attic. We have 4 vehicles to get out of the elements.

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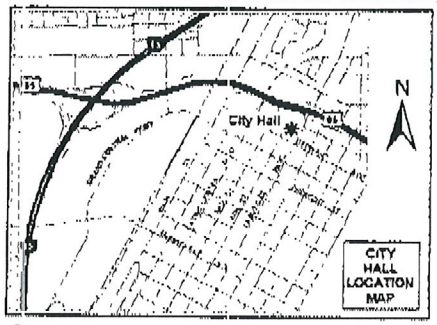
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 SEP 24 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 29 2009

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35742

Planning Commission Meeting of 10/8/2009

Case: VAR-35742
12511806010
GRIFFIN JON G
8010 MAVERICK ST
LAS VEGAS NV 89131-1900

GAV0511 89131

BA

Telephone Protest/ Approval Log

Meeting Date: 10/8/2009 **Case Number:** VAR - 35742

Date: 9/29/09
Name: Karen Byrd
Address: 6141 Ackerman Ave
Phone: 702-658-5455
☐ **PROTEST** ☒ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

Date:
Name:
Address:
Phone:
☐ **PROTEST** ☐ **APPROVE**

13A

City of Las Vegas Agenda Item No.: **14.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

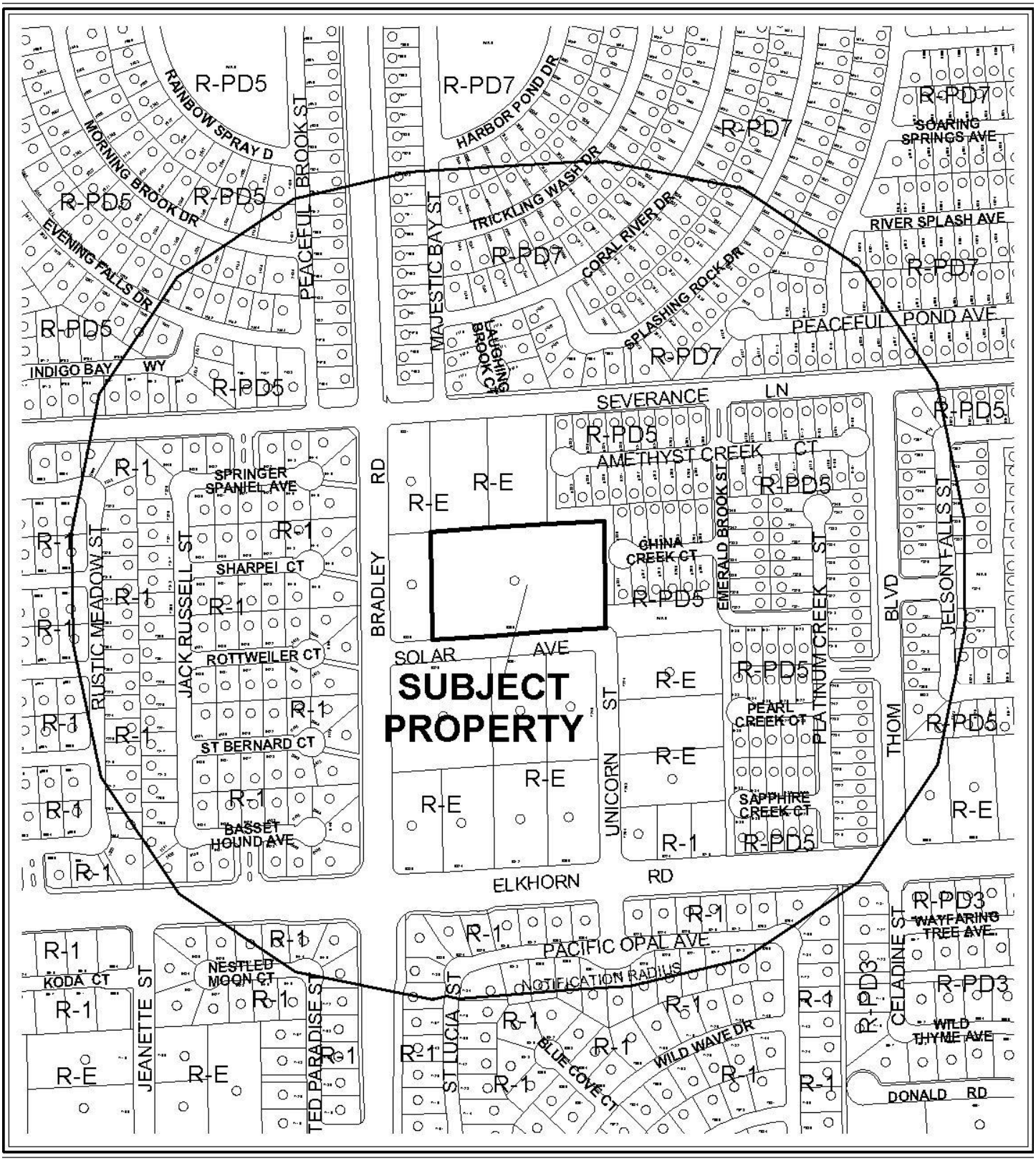
SUBJECT:
VAR-35745 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DARRELL R. PARSONS AND KATHRYN L. LENHART - Request for a Variance TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 50 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED SINGLE FAMILY DETACHED DWELLING on a portion of 3.3 acres at 5300 Solar Avenue (APN 125-13-801-006), R-E (Residence Estates) Zone, Ward 6 (Ross)

C.C.: 11/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**3**	**Planning Commission Mtg.**	**2**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



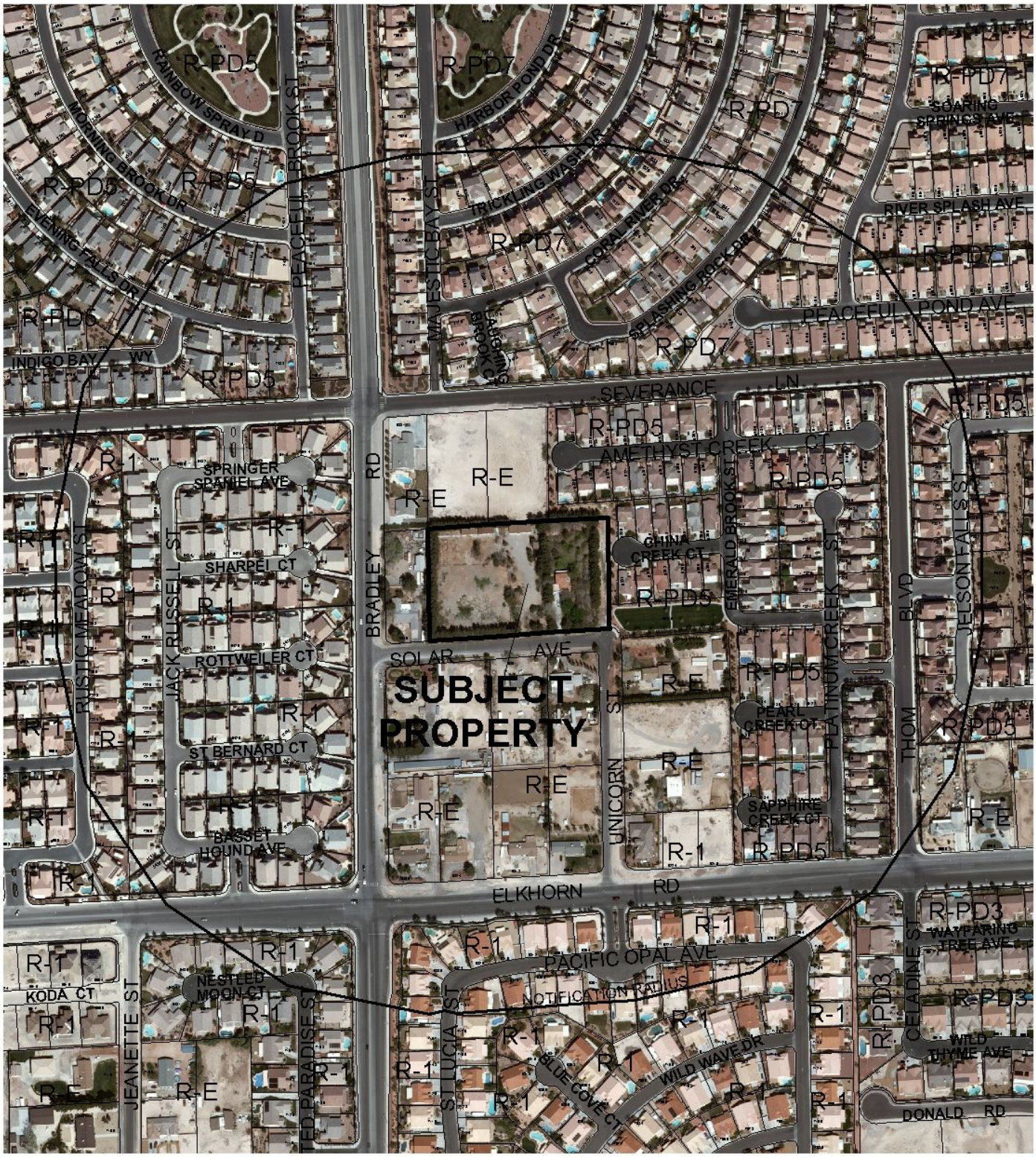
0 400 800 Feet

CASE: **VAR-35745**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N



0 400 800 Feet

CASE: **VAR-35745**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: R-E (RESIDENCE ESTATES)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-35745 - APPLICANT/OWNER: DARRELL R. PARSONS AND KATHRYN L. LENHART

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

2. The applicant shall obtain building permits and a final inspection as required for all existing accessory structures prior to occupancy of the proposed residence.

VAR-35745 - Staff Report Page One
October 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request to allow a 20-foot front yard setback where 50 feet is the minimum required for a proposed single family dwelling on a portion of 3.3 acres at 5300 Solar Avenue.

The site consists of three subdivided residential lots. The easternmost lot contains the existing primary residence and driveway. The westernmost lot contains a fenced arena toward the front and several equine related accessory structures to the rear. The center lot contains an existing shop building and a chicken coop. None of the existing accessory structures on the site have a valid building permit or a final building inspection. A Manufactured Home qualifying for zoning treatment as a single family detached dwelling is proposed on the center lot 20 feet from the front property line. According to the applicant the structure is intended to be used as a private dwelling for the co-owner of the property.

The applicant's hardship is self-preferential in that the physical design of the property does not hinder the placement of the accessory structure such that code requirements for setbacks cannot be met. Staff therefore recommends denial of the request. Denial of this request would not allow for a single family dwelling to be placed on the property in the location proposed.

Issues:

- The subject parcel consists of three legally subdivided lots.
- The proposed single family detached dwelling meets all other Title 19 development standards.
- There is adequate space on the lot to place the proposed structure behind the required front yard setback line.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
09/18/02	A deed was recorded for change of ownership.
11/01/05	Code Enforcement issued a citation notice (#35756) for exceeding the six-vehicle maximum limit at 5300 Solar Avenue. A follow up inspection was conducted 11/28/05, which found that the vehicles had been removed. The case was closed by Code Enforcement on 11/30/05.
03/07/07	The City Council approved a Rezoning (ZON-17693) from R-E (Residence Estates) to R-PD5 (Residential Planned Development – 5 Units per Acre) and a Site Development Plan Review (SDR-17694) for a proposed 40-lot single family residential development on 7.27 acres adjacent to the northeast and southeast corners of Bradley Road and Solar Avenue. The Planning Commission recommended approval; staff recommended denial. The approvals expired 03/07/09.

04/12/07	The Planning Commission approved a Tentative Map (TMP-18305) for a proposed 40-lot single family residential subdivision on 7.27 acres adjacent to the northeast and southeast corners of Bradley Road and Solar Avenue. Staff recommended approval. No final map was recorded within two years of approval and the Tentative Map approval expired 04/12/09.
01/02/08	Code Enforcement issued a citation notice (#60885) for an illegal structure (mobile home) in the southeast corner of the front yard area. A follow up inspection was conducted 01/16/08, which found that the structure had been removed. The case was closed by Code Enforcement on 01/17/08.
05/07/08	A deed was recorded for change of ownership.
05/22/09	A deed was recorded for change of ownership.
Related Building Permits/Business Licenses	
12/07/90	A building permit (#90091546) was issued for a chain link fence at 5300 Solar Avenue. No final building approval was given, and the permit became inactive 11/18/92.
08/22/91	A building permit (#91117456) was issued for a single family dwelling at 5300 Solar Avenue. A final building inspection was approved 12/10/91.
09/03/91	A building permit (#91118459) was issued for electrical work at 5300 Solar Avenue. No final building approval was given, and the permit became inactive 11/18/92.
09/05/91	A building permit (#91118591) was issued for plumbing work at 5300 Solar Avenue. A final building inspection was approved on 12/06/91.
09/22/91	A covenant running with land agreement between the city and the owner for sewer, water, fire hydrants, streetlights, curb and gutter, sidewalk and asphalt improvements was recorded.
09/27/91	A building permit (#91121141) was issued for mechanical work at 5300 Solar Avenue. A final building inspection was approved on 12/09/91.
10/14/91	A building permit (#91122797) was issued for portable horse stalls at 5300 Solar Avenue. No final building approval was given, and the permit became inactive 11/18/92.
11/20/91	A building permit (#91126835) was issued for a gas line for the single family dwelling. No final building approval was given, and the permit became inactive 11/18/92.
12/18/92	A building permit (#92170624) was issued for a workshop, tack room, hay storage, and electrical work at 5300 Solar Avenue. Twelve building inspections were conducted, but no final building approval was given, and the permit expired 11/06/93.
06/07/95	A building permit (#95378853) was issued for a room addition at 5300 Solar Avenue. Seven building inspections were conducted, but no final building approval was given, and the permit expired 02/17/96.

Pre-Application Meeting	
07/21/09	Submittal requirements for Variance and Special Use Permit applications were discussed. Staff raised questions concerning the location, height, size and materials used for the proposed accessory structure. The applicant was asked to show all accessory structures, existing and proposed, on the property.
Neighborhood Meeting	
A neighborhood meeting is not required for this application, nor was one held.	
Field Check	
09/03/09	Staff conducted a field check and found a site containing a two-story single family dwelling in good condition. Tall trees surround the site for screening. An equine area is located in the front yard area on the west side of the property. No animals were visible on the day of inspection. The front yard area is fenced off from the right-of-way by chain link, with the equine area using post-and-wire fencing behind the chain link. The driveway is gated. A horse trailer, large satellite dish and several vehicles were visible from the front yard. Multiple accessory structures were visible to the rear of the property.

Details of Application Request	
Site Area	
Net Acres	3.3

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Single Family Dwelling	ML (Medium-Low Density Residential)	R-E (Residence Estates)
North	Undeveloped	ML (Medium-Low Density Residential)	R-E (Residence Estates)
	Single Family Dwellings	ML (Medium-Low Density Residential)	R-PD5 (Residential Planned Development – 5 Units per Acre)
South	Single Family Dwellings	ML (Medium-Low Density Residential)	R-E (Residence Estates)
East	Single Family Dwellings	ML (Medium-Low Density Residential)	R-PD5 (Residential Planned Development – 5 Units per Acre)
West	Single Family Dwellings	ML (Medium-Low Density Residential)	R-E (Residence Estates)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan		X	N/A
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A

Rural Preservation Overlay District	X		Y
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08, the following development standards apply to this request:

Standard	***Required/Allowed***	***Provided***	***Compliance***
Min. Setbacks (R-E lots)			
• Front	50 Feet	20 Feet	N
• Side	10 Feet	10 Feet	Y
• Corner	N/A	N/A	N/A
• Rear	35 Feet	223 Feet	Y
Max. Lot Coverage (R-E)	N/A	10.1%	N/A
Max. Building Height	Two stories or 35 feet, whichever is less	One story	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Single Family, Detached	2,412 SF	2 per dwelling unit	2	0	2	0	
TOTAL	2,412 SF		**2**		**2**		**Y**

ANALYSIS

Title 19.08.040(B) Table 1 requires a front yard setback of 50 feet in R-E (Residence Estates) zoning districts. The placement of the proposed manufactured home (qualifying for zoning treatment as a single family detached dwelling) is 30 feet closer to the front property line than allowed by code, a 60 percent deviation. The applicant has indicated that the proposed placement of the residence is to allow joint access of the existing driveway between the existing residential dwelling on the adjacent lot to the east and the proposed detached dwelling. The proposed single family detached dwelling meets all other Title 19 development standards.

As the size and shape of the lot do not hinder conformance with the front yard setback requirement, staff recommends denial of the request.

SS

FINDINGS

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070(L) states:
"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented. The size and shape of the lot do not hinder conformance with the front yard setback standard. The applicant has created a self-imposed hardship by locating a proposed single family dwelling out of compliance with Title 19 setback requirements. Relocating the proposed structure at least 50 feet from the front property line would allow conformance to Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 10

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 436

APPROVALS 2

PROTESTS 3

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-35745 APN: 125-13-801-006

Name of Property Owner: KATHRYN LENHART / DARRELL PARSONS

Name of Applicant: KATHRYN LENHART / DARRELL PARSONS

Name of Representative: CHUCK LENHART

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____Yes __X__No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: 125-13-801-006

Signature of Property Owner: Kathryn L Lenhart Darrell Parsons

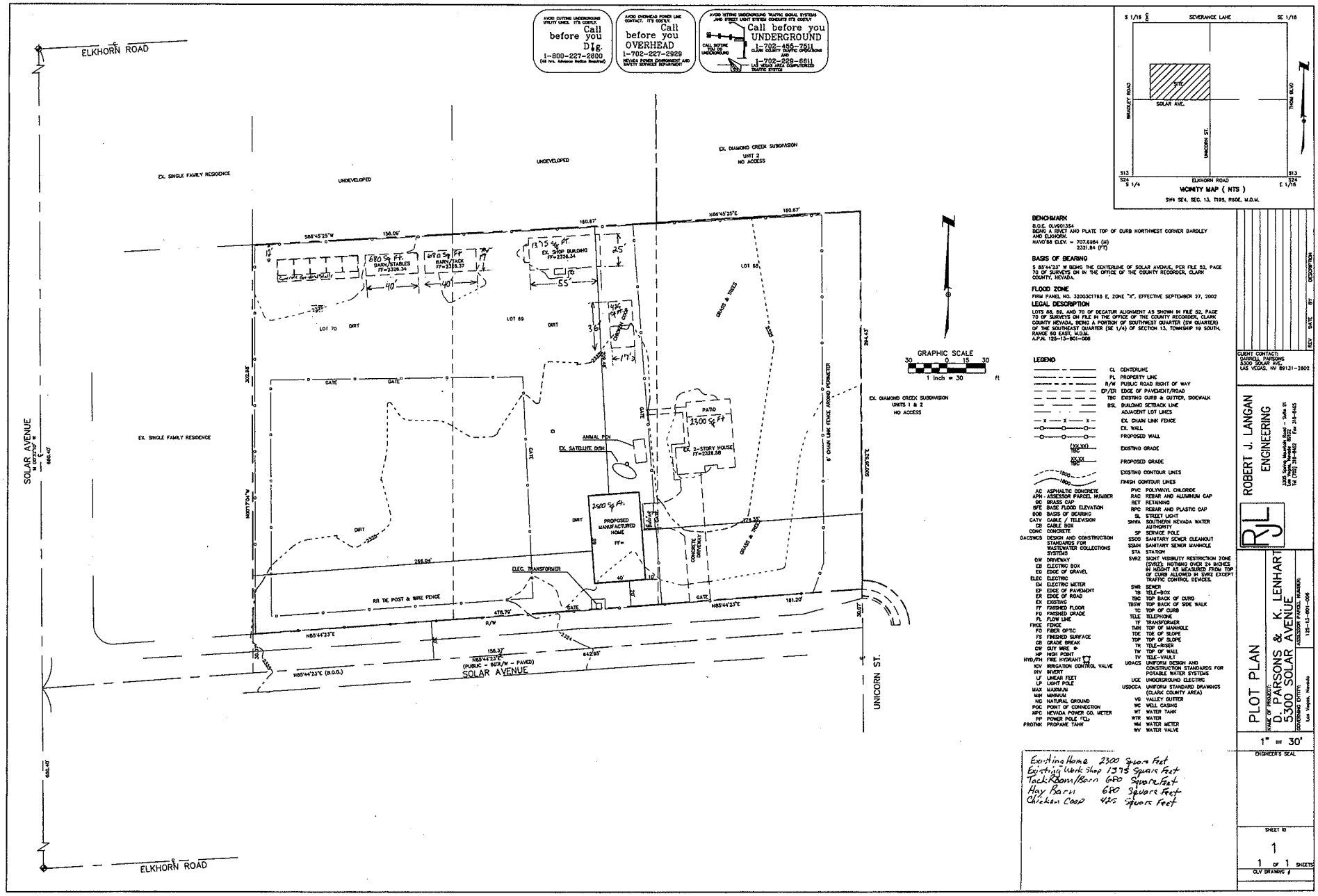
Print Name: Kathryn L. Lenhart / Darrell R. Parsons

Subscribed and sworn before me

This 11 day of Aug, 2009

KLOEDIA M. VANG
Notary Public, State of Nevada
Appointment No. 03-82201-1
My Appt. Expires May 8, 2012

Notary Public in and for said County and State



BENCHMARK

B.O.E. OLV901354
BEING A BRASS AND PLATE TOP OF CURB NORTHWEST CORNER BARDLEY AND ELKHORN.
NAVD'88 ELEV. = 707.6284 (M)
2321.84 (FT)

BASIS OF BEARING

S 85°44'23" W BEING THE CENTERLINE OF SOLAR AVENUE, PER FILE 52, PAGE 70 OF SURVEYS ON IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA.

FLOOD ZONE

FIRM PANEL NO. 32003C1788 E, ZONE "X", EFFECTIVE SEPTEMBER 27, 2002

LEGAL DESCRIPTION

LOTS 68, 69, AND 70 OF DECATUR ALIGNMENT AS SHOWN IN FILE 52, PAGE 70 OF SURVEYS ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY NEVADA, BEING A PORTION OF SOUTHWEST QUARTER (SW QUARTER) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 60 EAST, M.D.M.
A.P.N. 125-13-801-008

LEGEND

	CL	CENTERLINE	
	PL	PROPERTY LINE	
	R/W	PUBLIC ROAD RIGHT OF WAY	
	EP/ER	EDGE OF PAVEMENT/ROAD	
	TBC	EXISTING CURB & GUTTER, SIDEWALK	
	BSL	BUILDING SETBACK LINE	
		ADJACENT LOT LINES	
x x x		EX. CHAIN LINK FENCE	
		EX. WALL	
		PROPOSED WALL	
100.XX TBC		EXISTING GRADE	
XX.XX TBC		PROPOSED GRADE	
1800		EXISTING CONTOUR LINES	
1800		FINISH CONTOUR LINES	
AC	ASPHALTIC CONCRETE	PVC	POLYVINYL CHLORIDE
APN	ASSESSOR PARCEL NUMBER	RAC	REBAR AND ALUMINUM CAP
BC	BRASS CAP	RET	RETAINING
BFE	BASE FLOOD ELEVATION	RPC	REBAR AND PLASTIC CAP
BOB	BASIS OF BEARING	SL	STREET LIGHT
CATV	CABLE / TELEVISION	SNWA	SOUTHERN NEVADA WATER AUTHORITY
CB	CABLE BOX	SP	SERVICE POLE
CONC	CONCRETE	SSCO	SANITARY SEWER CLEANOUT
DACSWCS	DESIGN AND CONSTRUCTION STANDARDS FOR WASTEWATER COLLECTIONS SYSTEMS	SSMH	SANITARY SEWER MANHOLE
		STA	STATION
DW	DRIVEWAY	SVRZ	SIGHT VISIBILITY RESTRICTION ZONE (SVRZ): NOTHING OVER 24 INCHES IN HEIGHT AS MEASURED FROM TOP OF CURB ALLOWED IN SVRZ EXCEPT TRAFFIC CONTROL DEVICES.
EB	ELECTRIC BOX		
EG	EDGE OF GRAVEL		
ELEC	ELECTRIC		
EM	ELECTRIC METER	SWR	SEWER
EP	EDGE OF PAVEMENT	TB	TELE-BOX
ER	EDGE OF ROAD	TBC	TOP BACK OF CURB
EX	EXISTING	TBSW	TOP BACK OF SIDE WALK
FF	FINISHED FLOOR	TC	TOP OF CURB
FG	FINISHED GRADE	TELE	TELEPHONE
FL	FLOW LINE	TF	TRANSFORMER
FNCE	FENCE	TMH	TOP OF MANHOLE
FO	FIBER OPTIC	TOE	TOE OF SLOPE
FS	FINISHED SURFACE	TOP	TOP OF SLOPE
GB	GRADE BREAK	TR	TELE-RISER
GW	GUY WIRE ⊢	TW	TOP OF WALL
HP	HIGH POINT	TV	TELE-VAULT
HYD/FH	FIRE HYDRANT	UDACS	UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR POTABLE WATER SYSTEMS
ICV	IRRIGATION CONTROL VALVE	UGE	UNDERGROUND ELECTRIC
INV	INVERT	USDCCA	UNIFORM STANDARD DRAWINGS (CLARK COUNTY AREA)
LF	LINEAR FEET	VG	VALLEY GUTTER
LP	LIGHT POLE	WC	WELL CASING
MAX	MAXIMUM	WT	WATER TANK
MIN	MINIMUM	WTR	WATER
NG	NATURAL GROUND	WM	WATER METER
POC	POINT OF CONNECTION	WV	WATER VALVE
NPC	NEVADA POWER CO. METER		
PP	POWER POLE "O"		
PROPNE	PROPANE TANK		

Existing Home 2300 Square Feet
Existing Work Shop 1375 Square Feet
Tack Room/Barn 680 Square Feet
Hay Barn 680 Square Feet
Chicken Coop 425 Square Feet

CLIENT CONTACT:
DARRELL PARSONS
5300 SOLAR AVE.
LAS VEGAS, NV 89131-2602

ROBERT J. LANGAN ENGINEERING
3205 Spring Mountain Road - Suite 81
Las Vegas, Nevada 89102
Tel (702) 314-8622 Fax 314-8605

PLOT PLAN

NAME OF PROJECT:
D. PARSONS & K. LENHART
5300 SOLAR AVENUE

GOVERNING ENTITY: Las Vegas, Nevada
ASSESSOR PARCEL NUMBER: 125-13-801-008

1" = 30'

ENGINEER'S SEAL

SHEET ID
1
1 of 1 SHEETS
CLV DRAWING #

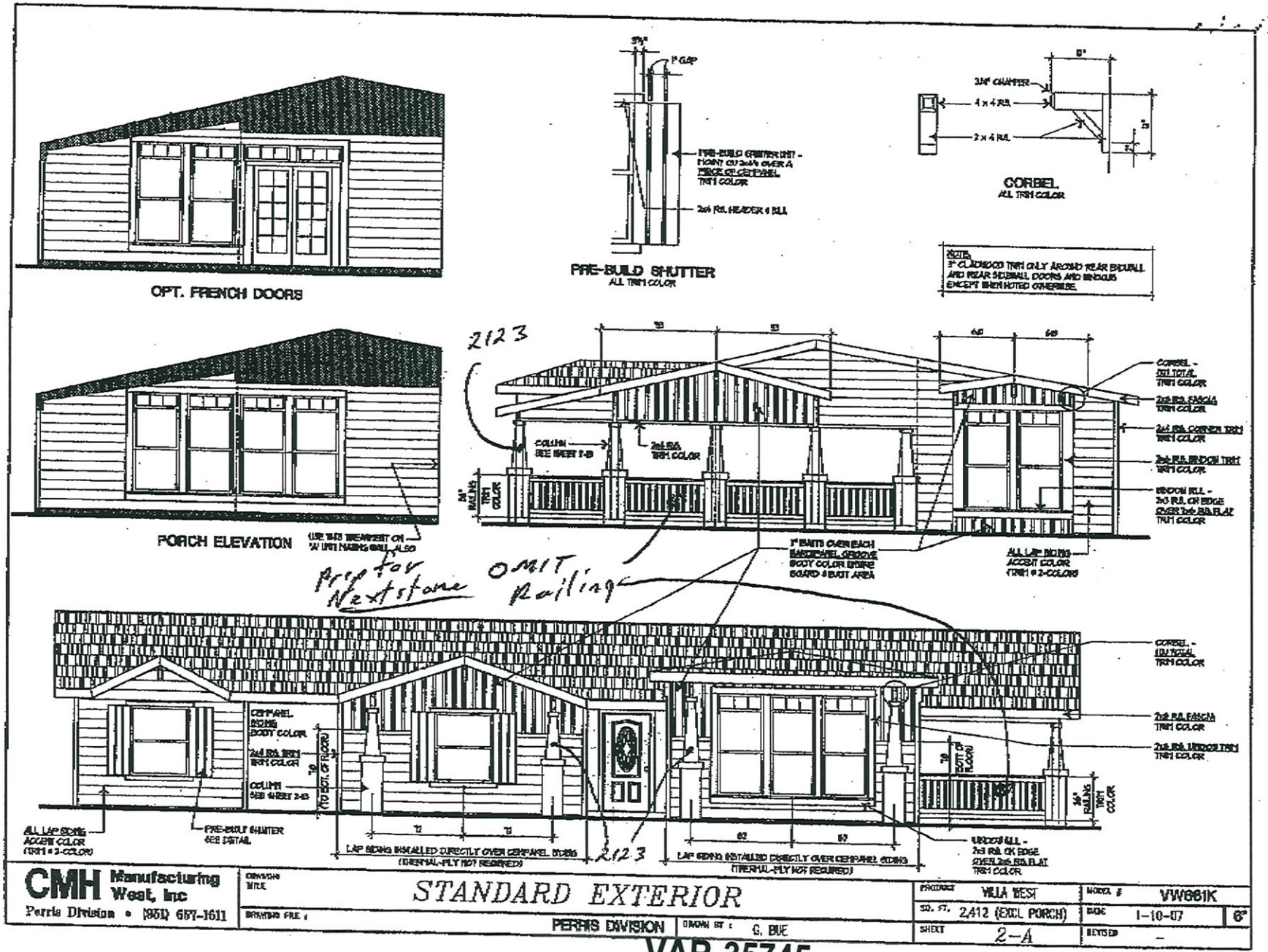
REV | DATE | BY | DESCRIPTION

VAR-35745
REVISED
10/08/09 PC

RECEIVED
SEP 21 2009

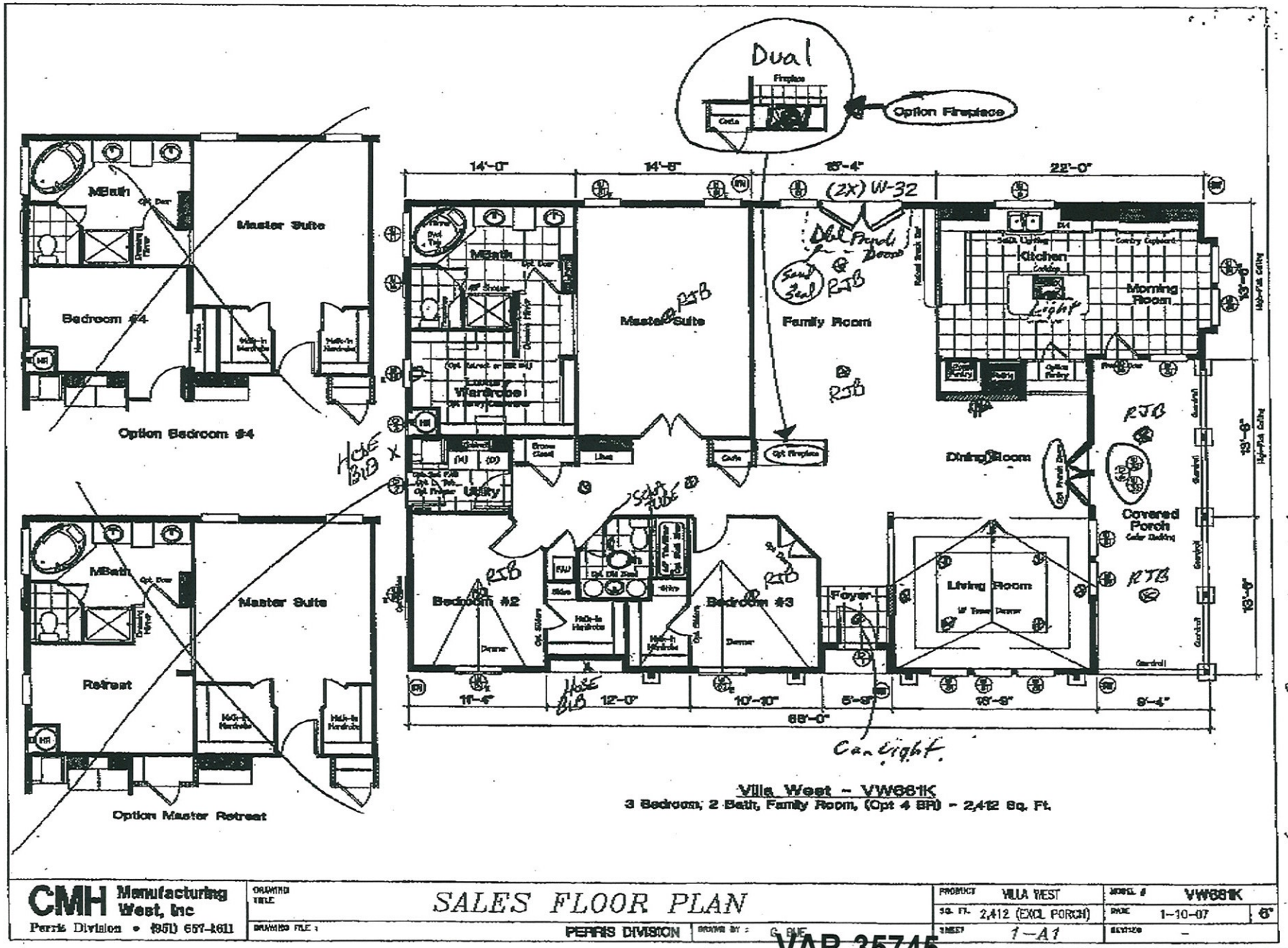
From:NATIONWIDE HOMES 702 436 3059 08/25/2009 10:42 #414 P.003

Fathy Rashad 6/3/09
Harvell Pkwy 6/30/09



VAR-35745
SUP-35743
10/08/09 PC

RECEIVED
AUG 25 2009



CMH Manufacturing West, Inc Perris Division • (951) 657-4611	DRAWING TITLE: SALES FLOOR PLAN		PRODUCT: VILLA WEST	MODEL #: VW681K	
	DRAWING FILE: PERRIS DIVISION	DRAWN BY: G. RUE	SQ. FT.: 2,412 (EXCL PORCH)	DATE: 1-10-07	6"
			SHEET: 1-A1	ELEVATION: -	

VAR-35745
SUP-35743
10/08/09 PC

RECEIVED
AUG 25 2009

VAR-35745 - APPLICANT/OWNER: DARRELL R. PARSONS AND KATHRYN L. LENHART
5300 SOLAR AVENUE
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

VAR-35745 - APPLICANT/OWNER: DARRELL R. PARSONS AND KATHRYN L. LENHART
5300 SOLAR AVENUE
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

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VAR-35745 - APPLICANT/OWNER: DARRELL R. PARSONS AND KATHRYN L. LENHART
5300 SOLAR AVENUE
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

July 7th 2009

Attn: Douglas Rankin

Justification Letter to Planning and Development Department City of Las Vegas

We would like a Special use permit for an accessory structure and a variance for the size of the structure. We do not wish to change the existing covenant; this is horse property in rural setting and we wish to keep it that way.

The accessory building is a modular home with the intent of using it as a private dwelling for co-property owner and family member, Darrell Parsons. My wife, Kathryn Lenhart will be in care of Darrell Parsons, as a personal assistant and in all private and personal matters. The bed rooms are on the first floor due to it being a one story dwelling. Therefore, if need be in the future, we will add handicap access. The modular home is laid out so that the drive way serves as joint access to the property. We are planning for long term care of family members. We are trying to make only a small change to the property and still keep the aesthetics of our of our rural community.

Best Regards,

Chuck Lenhart

Chuck Lenhart

5300 Solar Ave.

Las Vegas Nevada 89131

Chuck Lenhart ph. (702)785-4091

Kathryn Lenhart ph. (702)785-4089

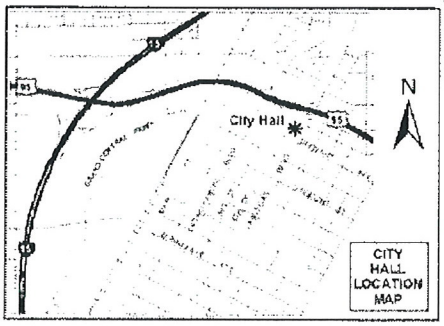
VAR-35745
SUP-35743
10/08/09 PC

RECEIVED

AUG 25 2009

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas. Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 29 2009

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

Case: VAR-35745
12513715023
KNOWLES ROBERT T & SHARON K
9312 PEBBLE BEACH DR
ALBUQUERQUE NM 87111-5803

☐ I SUPPORT this Request

☒ I OPPOSE this Request UNSAFE

Please use available blank space on card for your comments. DIST.

VAR-35745
Planning Commission Meeting of 10/8/2009

R T Knowles
9-28-09

GAUCS11 AT11 1

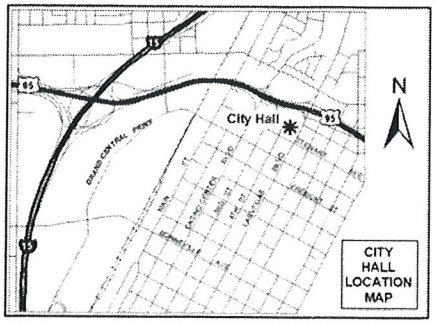
14P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41⁴
0004279218 SEP 24 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35745

Planning Commission Meeting of 10/8/2009

RECEIVED
SEP 30 2009

Case: VAR-35745
12513801008
DUNNE MICHAEL M & KATHY A
7224 UNICORN ST
LAS VEGAS NV 89131-2603

GAVDS11 89131

14P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
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02 1M
0004279218
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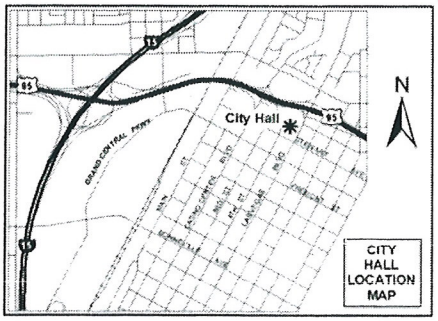
SEP 24 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35745

Planning Commission Meeting of 10/8/2009

Case: VAR-35745

12524512051
MOSES DUAINE E & CYNTHIA M
7131 CELADINE ST
LAS VEGAS NV 89131-2767

CAVOS11 89131

14P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
SEP 24 2009
MAILED FROM ZIP CODE 89101

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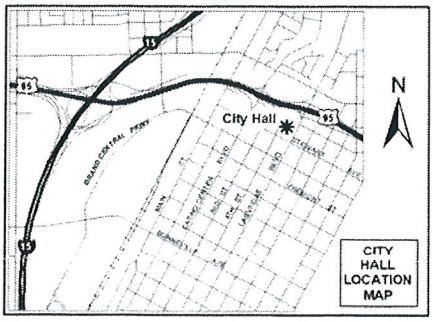
Official Notice of Public Hearing



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SEP 30 2009

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Case: VAR-35745

12513312028
FRAAS JAMES E JR & CRISTINE M
7501 MORNING BROOK DR
LAS VEGAS NV 89131-2508

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35745
Planning Commission Meeting of 10/8/2009

CAVDS11 89131

14A

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
0004279218
$ 00.41⁴
SEP 24 2009
MAILED FROM ZIP CODE 89101

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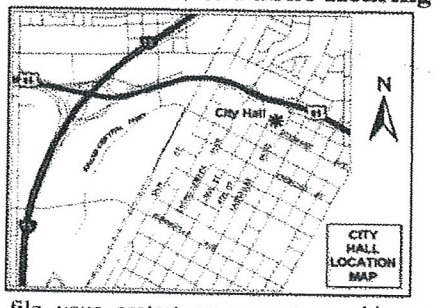
Official Notice of Public Hearing



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[X] I SUPPORT this Request
[ ] I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35745

Planning Commission Meeting of 10/8/2009

RECEIVED
SEP 30 2009

Case: VAR-35745

12513811032
HARWARD KIMO
5208 CHINA CREEK CT
LAS VEGAS NV 89131-1012

GAVDS11 89131

14A

City of Las Vegas Agenda Item No.: **15.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

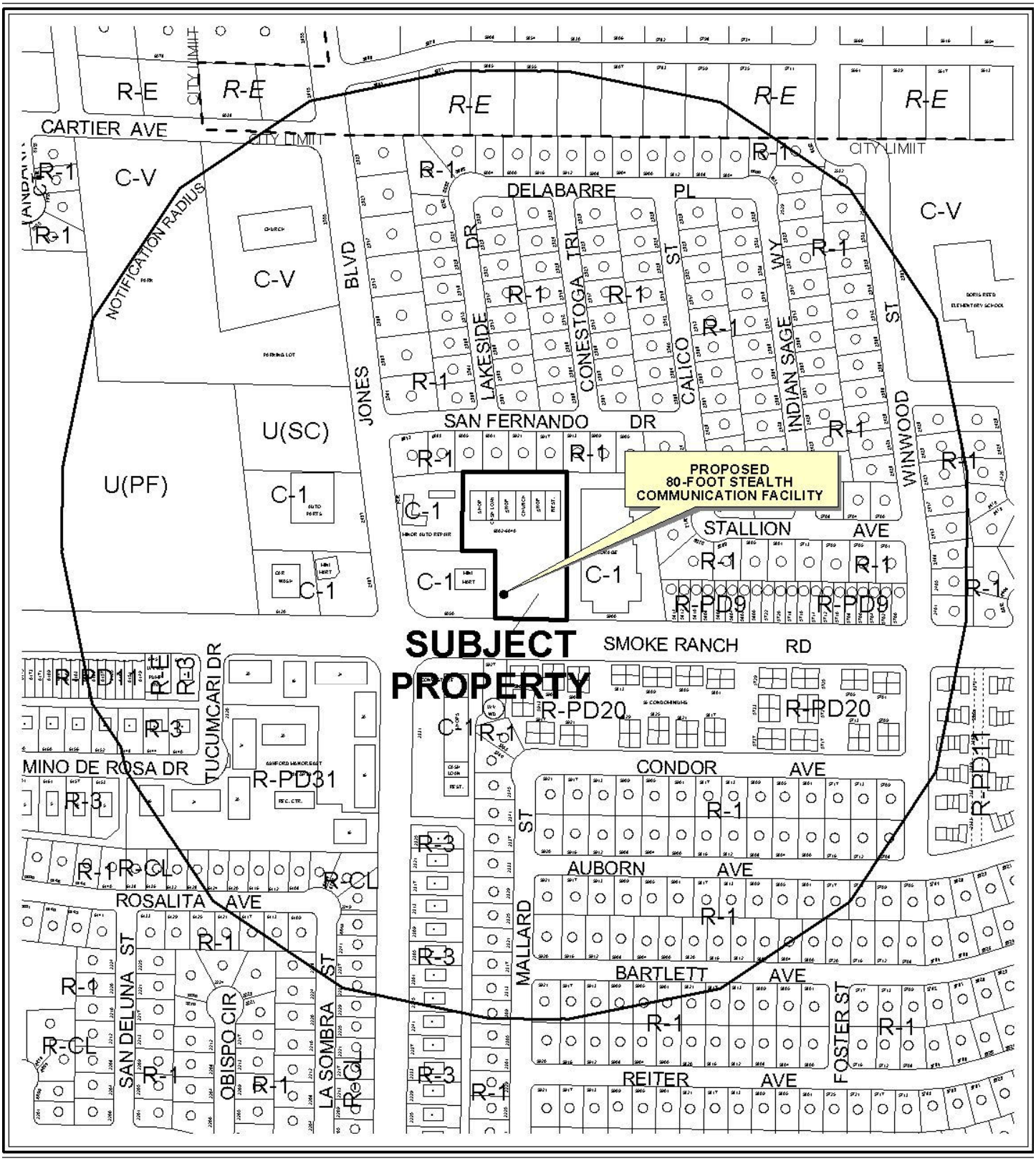
SUBJECT:
VAR-35746 - VARIANCE - PUBLIC HEARING - APPLICANT: AT&T MOBILITY - OWNER: SMOKE RANCH CENTER EQUITY PARTNERS, LLC - Request for a Variance TO ALLOW A 112-FOOT SETBACK WHERE RESIDENTIAL ADJACENCY STANDARDS REQUIRE 185 FEET FOR A PROPOSED WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (BUILDING FEATURE EXTENSION) at 6000 Smoke Ranch Road (APN 138-13-401-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)

C.C.: 11/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



0 300 600 Feet

CASE: **VAR-35746**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

0 300 600 Feet

CASE: **VAR-35746**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-35746 - APPLICANT: AT&T MOBILITY - OWNER: SMOKE RANCH CTR EQUITY PARTNERS

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Conformance to the conditions for Special Use Permit (SUP-35744) if approved.

2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

JB

VAR-35746 - Staff Report Page One
October 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow a 112-foot setback where Residential Adjacency Standards require 185 feet for a proposed Wireless Communication Facility, Stealth Design (Building Feature Extension) at 6000 Smoke Ranch Road. In addition to this application, the applicant has submitted a Special Use Permit (SUP-35744) for a proposed 62-foot tall Wireless Communication Facility, Stealth Design (Building Feature Extension) on the subject property. The proposed Wireless Communication Facility will be located within the center cupola of the existing structure at the subject site. The proposed design will provide for the relocation of the existing communication antennas from their current exposed location to a more concealed "flush mounted" design reducing their profile. If this application is denied, the proposed Wireless Communications Facility will have to be redesigned or relocated to comply with Title 19.

ISSUES

- The placement of this proposed tower will not negatively affect the visual impact on the existing single-family homes to the north, as it will be concealed as part of the existing building. The subject property is suitable for the proposed use; therefore, staff recommends approval of the request.
- Approval of this Variance request is required to approve an associated request for a Special Use Permit (SUP-35744).

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
02/05/63	The Planning Commission approved an Annexation (A-0005-63) of property located on the northwest corner of Smoke Ranch Road and Michael Way.
06/23/77	The Board of Zoning Adjustment denied a Rezoning (Z-0007-77) from R-1 (Single Family Residence) to C-2 (General Commercial on property generally located on the northeast corner of Smoke Ranch Road and Jones Boulevard.
04/18/79	The City Council approved a Rezoning (Z-0023-79) from: R-1 (Single Family Residential) to: C-1 (Limited Commercial) on property generally located on the northeast corner of Smoke Ranch Road and Jones Boulevard. The Planning Commission recommended approved the request. However, the City Council Denied an Extension of Time for this application on 06/06/84. The Planning Commission recommended approval of the request.
09/02/87	The City Council approved a Rezoning (Z-0068-87) from: R-1 (Single Family Residential) to: C-1 (Limited Commercial) on property generally located on the northeast corner of Smoke Ranch Road and Jones Boulevard. The Planning Commission recommended approval of the request.

02/01/05	A deed was recorded for a change of ownership.
11/28/05	The Planning and Development Department approved a Minor Site Development Plan Review (SDR-19827) to allow a proposed 53-foot Wireless Communication Facility, Flagpole/Monopole at 6000 Smoke Ranch Road.
04/30/07	A Code Enforcement citation (#52731) was issued for illegal signage at 6002 Smoke Ranch Road. Code Enforcement closed the case on 05/08/07.
06/13/08	The Planning and Development Department approved a Minor Site Development Plan Review (SDR-28092) to allow the placement of three roof-mounted antennas at a height of 42 feet to an existing commercial building on 1.83 acres located at 6000 Smoke Ranch Road.
08/20/08	The Planning and Development Department denied a Minor Site Development Plan Review (SDR-28845) for a proposed 80-foot tall Wireless Communication Facility, Stealth design (Monopine) at 6000 Smoke Ranch Road.
11/05/08	A Code Enforcement citation (#71417) was issued for graffiti on a Flagpole at 6000 Smoke Ranch Road. Code Enforcement closed the case on 02/25/09.
11/20/08	The Planning Commission denied a Special Use Permit (SUP-30343) for a proposed 70-foot tall Wireless Communication Facility, Stealth design (Monopine) at 6000 Smoke Ranch Road. Staff recommended denial of the request.
05/29/09	The Planning and Development Department denied a Minor Site Development Plan Review (SDR-34405) for a 20-foot tall cupola extension to an existing building for a Wireless Communication Facility, Stealth Design located at 6000 Smoke Ranch Road.
06/12/09	The Planning and Development Department approved a Minor Site Development Plan Review (SDR-34438) for the co-location of three (3) antennas and three (3) microwave dish antennas at the 37-foot, 5-inch centerline inside of an existing 53-foot tall Wireless Communication Facility, Stealth Design (Flag Pole) located at 6002 Smoke Ranch Road.
Related Building Permits/Business Licenses	
12/08/05	A Building Permit (#5008550) was issued for a flagpole antenna at 6002 Smoke Ranch Road. The building permit expired on 01/20/07.
02/08/06	A Building Permit (#59313) was issued for a wall enclosure for a cellular facility at 6002 Smoke Ranch Road. The building permit was finalized on 08/14/08.
07/10/08	A Building Permit (#119716) was issued for a rooftop cellular facility at 6000 Smoke Ranch Road. The building permit has not received a final inspection.
06/24/09	A Building Permit (#142164) was issued for a collocation of antennas on an existing cellular facility at 6002 Smoke Ranch Road. The building permit has not received a final inspection.

Pre-Application Meeting	
07/22/09	A pre-application meeting was held where the submittal requirements for Variance regarding Residential Adjacency for a Wireless Communication Facility, Stealth (Building Feature Extension) Design were discussed, including Special Use Permit submittal requirements.
Neighborhood Meeting	
A neighborhood meeting is not required nor was one held.	
Field Check	
09/03/09	A field check was conducted by staff. A well maintained retail development was observed.

Details of Application Request	
Site Area	
Net Acres	1.83 acres

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Multi-Tenant Retail	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
South	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
	Multi-Family Residential	PF (Public Facilities)	C-V (Civic)
	Las Vegas Valley Water District	M (Medium Density Residential)	R-PD20 (Residential Planned Development – 20 Units per Acre)
East	Mini-Storage Facility	SC (Service Commercial)	C-1 (Limited Commercial)
West	Convenience Store and Auto Repair Garage	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan		X	N/A
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O Airport Overlay District – (70 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

JB

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.060, the following parking standards apply:

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope • North	185 Feet	112 Feet	N

ANALYSIS

The applicant is requesting a Variance to allow a 112-foot setback where Residential Adjacency Standards require 185 feet for a proposed Wireless Communication Facility, Stealth Design (Building Feature Extension) at 6000 Smoke Ranch Road. The applicant proposes to extend the existing front and center cupola on the building by 20 feet, bringing the total height of the structure to 61' 6". Currently, there are three communication antennas located on the rooftop of the building. The proposed design will provide for the relocation of the existing communication antennas from their current exposed location to a more concealed "flush mounted" design, reducing their profile.

The proposed Wireless Communication Facility will be approximately 112-feet from the residential properties to the north, which does not meet the minimum Residential Adjacency Setback requirement of 185 feet; however, the proposed use can be conducted in a manner that is harmonious with the existing and future surrounding land uses. The subject site is oddly shaped, with the existing building located on the wider section of the lot to the north, nearest to the residential development, it meets the Title 19.18.070L provision for granting of the request; therefore, staff recommends approval of this request.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070L states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships

upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

The proposed wireless communications facilities stealth design will be incorporated into the existing structure in a way that will not adversely impact visibility from the subject site or surrounding properties. Staff is recommending approval of this request as the site is oddly shaped, with the existing building located on the wider section of the lot to the north, nearest to the residential development, and meets the Title 19.18.070L provision for granting of the request

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 1

SENATE DISTRICT 3

NOTICES MAILED 437

APPROVALS 1

PROTESTS 1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **VAR-35746** APN: 138-13-401-003

Name of Property Owner: Smoke Ranch CTR Equity PTNS, LLC

Name of Applicant: AT+T mobility

Name of Representative: John Wright, Black + Veatch.

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____Yes _____X_____No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Darius Mohsenian

Print Name: DARIUS MOHSENIAN

Subscribed and sworn before me

This _____day of _____, 20__ See attached for Notary

_____

Notary Public in and for said County and State

Jurat

State of California

County of Santa Cruz

Subscribed and sworn to (or affirmed) before me on this 3rd day of August, 2009 by Darius Mohsenin,

proved to me on the basis of satisfactory evidence to be the ~~person~~(s) who appeared before me.

Signature _____ (Notary seal)

SHIVA HATAMIPOUR
Commission # 1786751
Notary Public - California
Santa Cruz County
My Comm. Expires Dec 24, 2011

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

_____
(Title or description of attached document)

_____
(Title or description of attached document continued)

Number of Pages _____ Document Date _____

_____
(Additional information)

INSTRUCTIONS FOR COMPLETING THIS FORM

The wording of all Jurats completed in California after January 1, 2008 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document

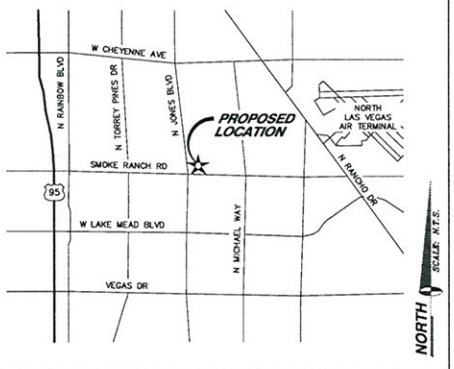
USID NO: 100846
SMOKE RANCH AND JONES
LSVGNVL680

6000 SMOKE RANCH ROAD
LAS VEGAS, NEVADA 89108

THE PROPOSED PROJECT INCLUDES:

- INSTALLATION OF PANEL ANTENNAS AT A 54'-6" CENTERLINE MOUNTED INSIDE OF A NEW STEALTH STRUCTURE EXTENSION
- INSTALLATION OF A 20' STRUCTURE EXTENSION THAT IS TO BE PAINTED TO MATCH EXISTING BUILDING
- EXISTING ANTENNAS TO BE RELOCATED WITHIN THE NEW STEALTH STRUCTURE EXTENSION AT THE EXISTING CENTERLINE
- INSTALLATION OF INDOOR EQUIPMENT CABINET WITHIN AN EXISTING ROOM
- INSTALLATION OF ONE GPS ANTENNA
- COAXIAL CABLE RUNS FROM RADIOS TO ANTENNAS
- NEW TELEPHONE CONDUIT RUN TO CABINETS
- NEW 200A DEDICATED ELECTRICAL SERVICE TO METER

PROJECT DESCRIPTION



VICINITY MAP

APPLICANT/LESSEE
at&t
3763 HOWARD HUGHES PARKWAY, SUITE 200
LAS VEGAS, NEVADA 89109

CONTACT: JON VANDERZEE
PHONE: (702) 241-6091

LANDLORD INFORMATION
TOWER OWNER: SMOKE RANCH CTR EQUITY PTNRS LLC
390 6TH AVENUE
SANTA CRUZ, CALIFORNIA 95062-4660

CONTACT: LISA HANGER
PHONE: (702) 388-1800

PROPERTY INFORMATION
OWNER: SMOKE RANCH CTR EQUITY PTNRS LLC
390 6TH AVENUE
SANTA CRUZ, CALIFORNIA 95062-4660

AREA OF CONSTRUCTION: 154± SQ. FT.
OCCUPANCY TYPE: S-2
CONSTRUCTION TYPE: V-B
CURRENT CONSTRUCTION: LIMITED COMMERCIAL DISTRICT (C-1)
JURISDICTION: CITY OF LAS VEGAS
APN: 138-13-401-003
HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

PROJECT INFORMATION
EQUIPMENT LOCATION: ☐ OUTDOOR ■ INDOOR
EQUIPMENT SHELTER: ☐ YES ■ NO
ANTENNA LOCATION:
☐ NEW MONOPOLE
☐ SELF SUPPORT TOWER
☐ EXISTING MONOPOLE
☐ ROOF TOP
☐ EXISTING TOWER
■ OTHER: NEW STRUCTURE EXTENSION

PROJECT SUMMARY

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. INTERNATIONAL BUILDING CODE 2006 W/STATE AMENDMENTS
2. UNIFORM MECHANICAL CODE 2006
3. ANSI/EIA-222-F LIFE SAFETY CODE
4. UNIFORM PLUMBING CODE 2006
5. NATIONAL ELECTRIC CODE 2005
6. LOCAL BUILDING CODE(S)
7. CITY AND/OR COUNTY ORDINANCES
8. UNIFORM FIRE CODE 2003

CODE COMPLIANCE

CIVIL ENGINEER
SPECTRUM SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
CHRIS WENER, PE
PHONE: (702) 367-7705
FAX: (702) 367-8733

STRUCTURAL ENGINEER:
T.B.D.

ELECTRICAL ENGINEER:
SPECTRUM SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
RICHARD TOMASELLO
PHONE: (702) 363-9530

SURVEYOR:
SPECTRUM SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
CHRIS WENER, PE
PHONE: (702) 367-7705
FAX: (702) 367-8733

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AUG 25 2009

PROJECT TEAM

SHEET	DESCRIPTION	REV.
T1	TITLE SHEET	2
A1	SITE PLAN	2
A2	ENLARGED SITE PLAN	2
A3	SITE DETAIL, ANTENNA AND CABLE SCHEDULE AND ANTENNA LAYOUT	2
A4	EXISTING AND PROPOSED SOUTH ELEVATIONS	2
A5	EXISTING AND PROPOSED EAST ELEVATIONS	2

ISSUED FOR: ZONING

SHEET INDEX

TITLE	SIGNATURE	DATE
RF ENGINEER		
REAL ESTATE		
PROPERTY OWNER		
ZONING APPROVAL		
CONSTRUCTION DIRECTOR		
ADDITIONAL APPROVAL		
SITE ACQUISITION		

APPROVAL LIST

VAR-35746
SUP-35744
10/08/09 PC

at&t
3763 HOWARD HUGHES PKWY, STE 200
LAS VEGAS, NEVADA 89109

PROJECT INFORMATION:
SMOKE RANCH AND JONES
LSVGNVL680
6000 SMOKE RANCH ROAD
LAS VEGAS, NEVADA 89108

CURRENT ISSUE DATE: 07/16/09

ISSUED FOR: ZONING

REV.:	DATE:	DESCRIPTION:	BY:
2	07/16/09	CLIENT REVISION	A.B.
1	05/04/09	100% ZONING	R.S.
0	04/24/09	90% ZONING	R.S.

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
R. SAN JUAN	M. CEFALU	C. WENER

LICENSURE:

SHEET TITLE: TITLE SHEET

SHEET NUMBER: T1 REVISION: 2

LSVGNVL680

LEGAL DESCRIPTION

LOT B AS SHOWN BY MAP THEREOF ON FILE IN FILE 60, PAGE 11 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA; LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

NORTH 07°11'27" WEST, BEING THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. AS SHOWN BY MAP THEREOF ON FILE IN FILE 60, PAGE 11 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CLARK COUNTY VERTICAL CONTROL NO. 1LVOO 24NWS
BEING A RIVET AND ALUMINUM PLATE IN TOP OF CURB SOUTHEAST CORNER OF SMOKE RANCH ROAD AND JONES BOULEVARD.

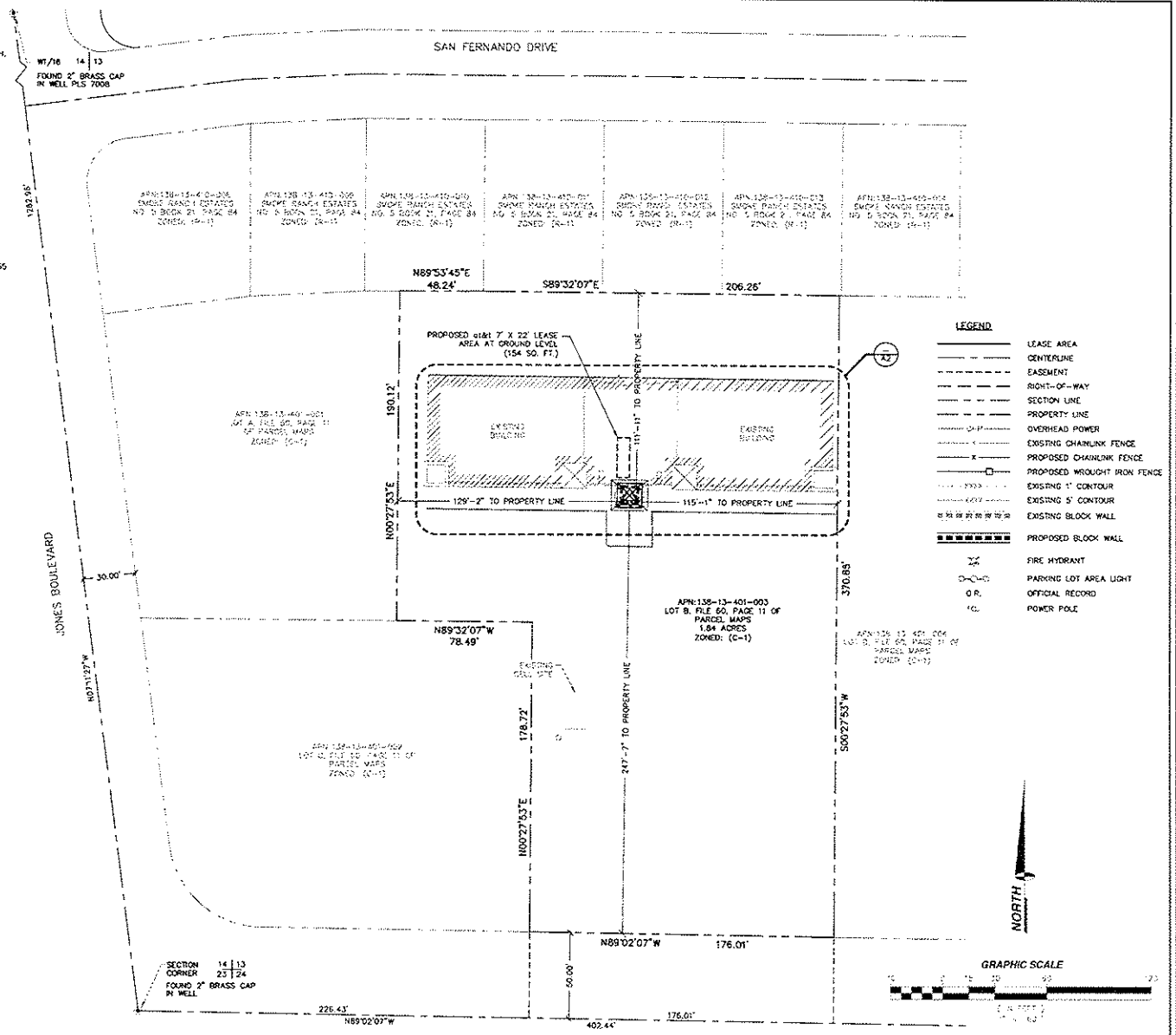
ELEVATION: 2259.99 FEET (NAVD 1988)
688.845 METERS (NAVD 1988)

FLOOD NOTE

AS SCALED FROM REVISED FLOOD INSURANCE RATE MAP NO. 32003C2155 E, DATED SEPTEMBER 27, 2002, AND PER SAID MAP: ZONE 'X', AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTES & TITLE REPORT EXCEPTIONS

SPECTRUM SURVEYING & ENGINEERING HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED BY THE CLIENT.



SITE PLAN

SCALE: 1" = 60'

at&t
3763 HOWARD HUGHES PKWY, STE 200
LAS VEGAS, NEVADA 89109

PROJECT INFORMATION:
SMOKE RANCH AND JONES
LSVGNVL680
6000 SMOKE RANCH ROAD
LAS VEGAS, NEVADA 89108

CURRENT ISSUE DATE:
07/16/09

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
2	07/16/09	CLIENT REVISION	A.B.
1	05/04/09	100% ZONING	R.S.
0	04/24/09	90% ZONING	R.S.

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
R. SAN JUAN	M. CEFALU	C. WENER

LICENSURE:

SHEET TITLE:
SITE PLAN

SHEET NUMBER: A1
REVISION: 2
LSVGNVL680

VAR-35746
SUP-35744
10/08/09 PC

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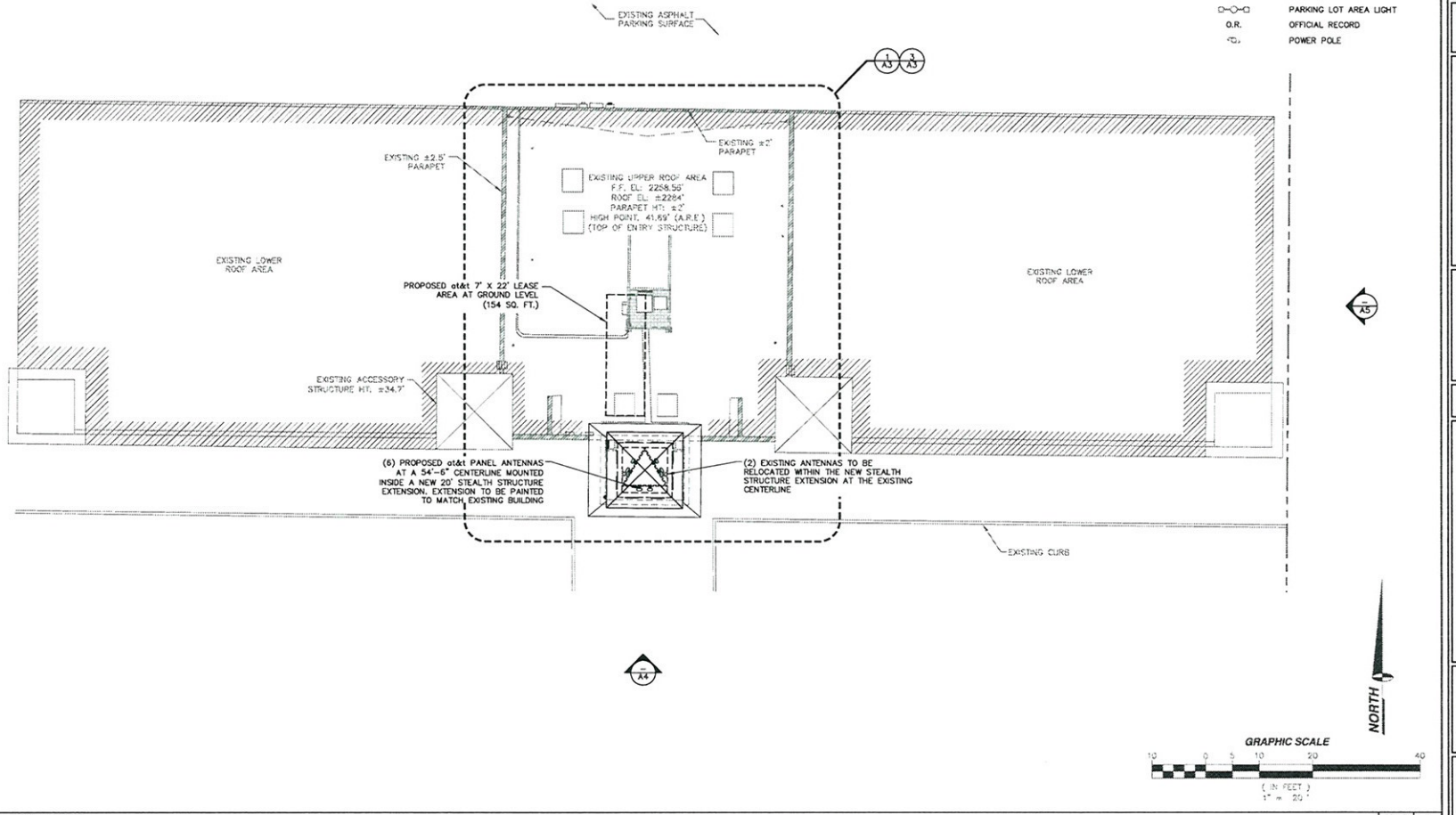

ENLARGED SITE PLAN

SCALE: 1" = 20' 1

at&t
3763 HOWARD HUGHES PKWY, STE 200
LAS VEGAS, NEVADA 89109

PROJECT INFORMATION:
SMOKE RANCH AND JONES
LSVGNVL680
6000 SMOKE RANCH ROAD
LAS VEGAS, NEVADA 89108

CURRENT ISSUE DATE:
07/16/09

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
2	07/16/09	CLIENT REVISION	A.B.
1	05/04/09	100% ZONING	R.S.
0	04/24/09	90% ZONING	R.S.

PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
R. SAN JUAN	M. CEFALU	C. WENER

LICENSURE:

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER: A2 REVISION: 2
LSVGNVL680

VAR-35746
SUP-35744
10/08/09 PC

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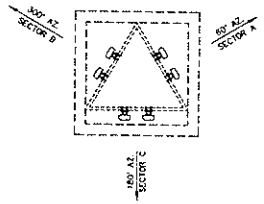
AUG 25 2009



ANTENNA LAYOUT

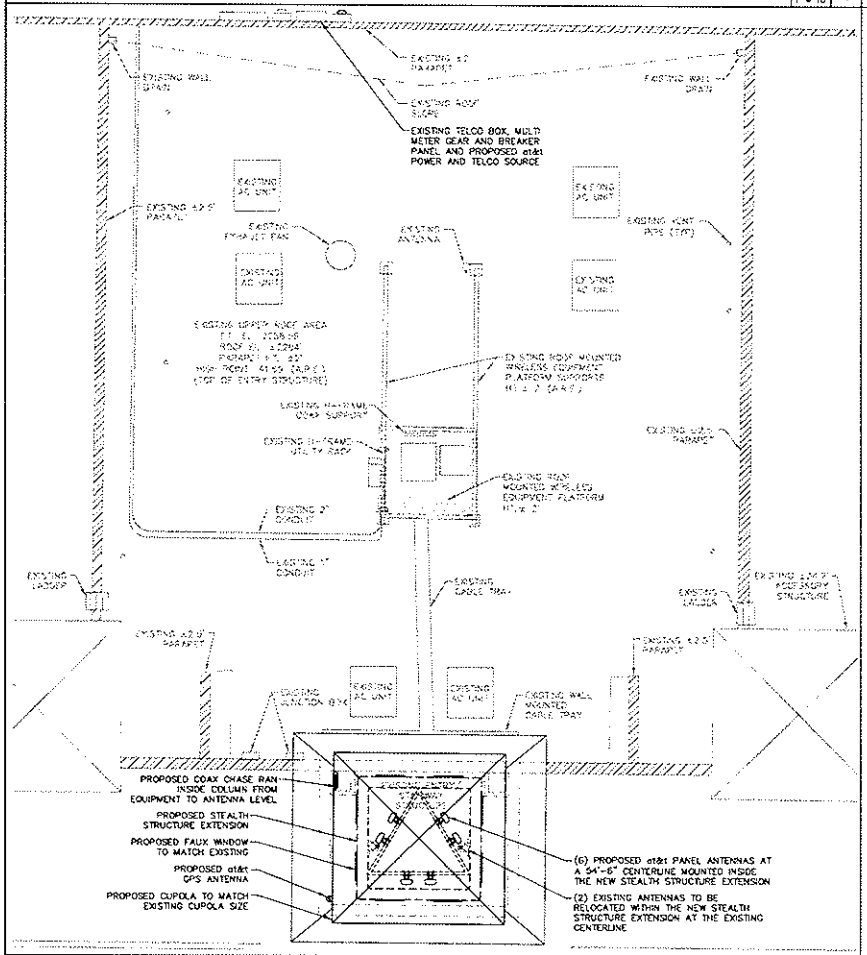
SCALE: 1" = 10' 4

ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAXIAL CABLE LENGTH	CABLE SIZE	COLOR CODE	RAD CENTER	TOP JUMPER LENGTH	BOTTOM JUMPER LENGTH	COMMENTS
SECTOR A	60°	POWERWAVE 7785	95' ± 8	7/8" COAX		54'-6"	5'	6' (10' MAX)	-
SECTOR B	300°	POWERWAVE 7785	90' ± 8	7/8" COAX		54'-6"	5'	6' (10' MAX)	-
SECTOR C	180°	POWERWAVE 7785	75' ± 8	7/8" COAX		54'-6"	5'	6' (10' MAX)	-
GPS	N/A	TRUE POSITION	90' ± 1	1/2" COAX		N/A	N/A	N/A	

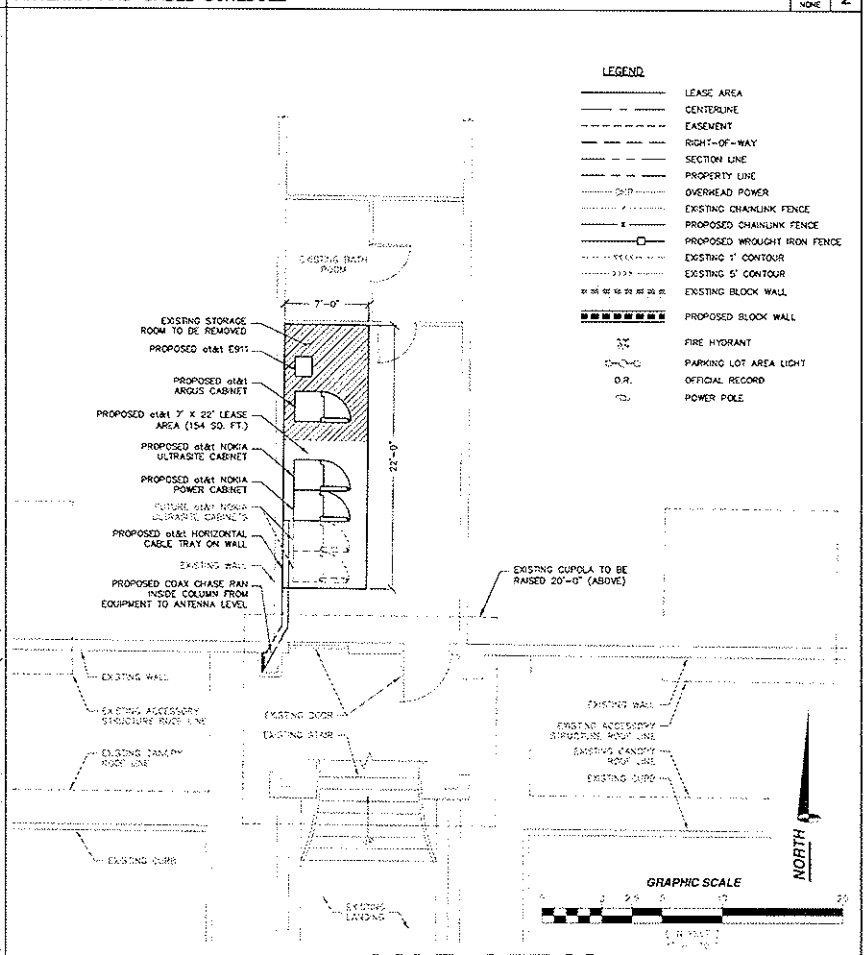
NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES.

ANTENNA AND CABLE SCHEDULE

SCALE: NONE 2



SITE DETAIL (ROOF TOP) SCALE: 1" = 10' 3



SITE DETAIL (GROUND LEVEL) SCALE: 1" = 10' 1

VAR-35746
SUP-35744
10/08/09 PC

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at&t
3763 HOWARD HUGHES PKWY, STE 200
LAS VEGAS, NEVADA 89109

PROJECT INFORMATION:
SMOKE RANCH AND JONES
LSVGNVL680
6000 SMOKE RANCH ROAD
LAS VEGAS, NEVADA 89108

CURRENT ISSUE DATE:
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0	04/24/09	90% ZONING	R.S.

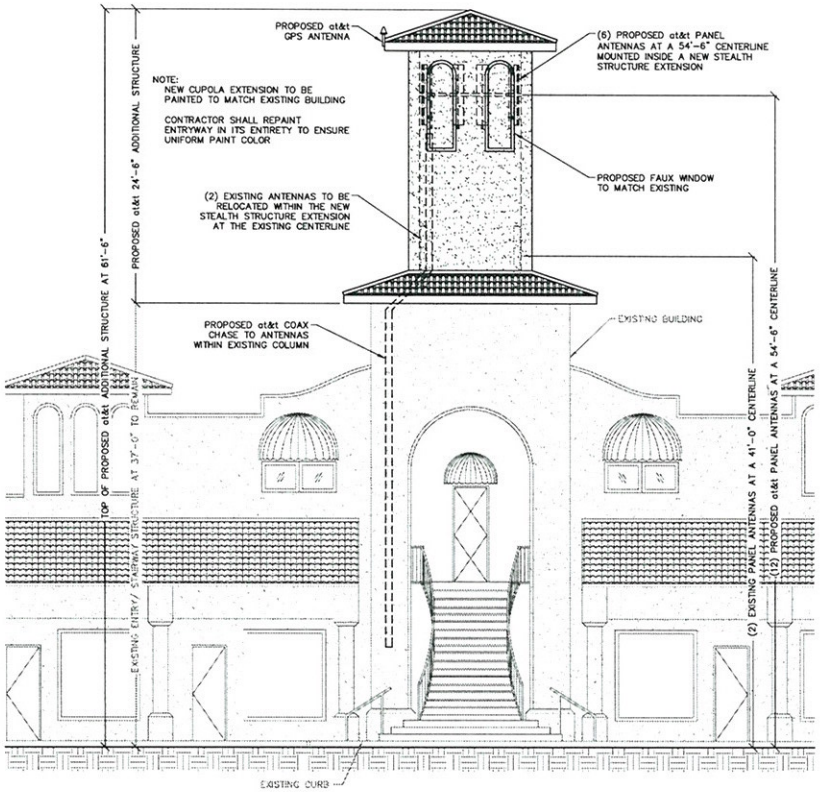
PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
R. SAN JUAN	M. CEFALU	C. WENER

LICENSURE:

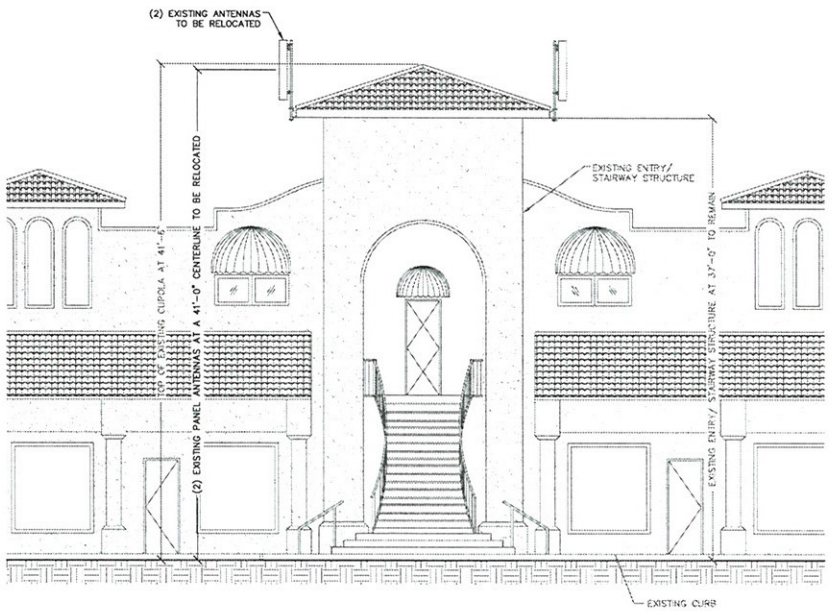
SHEET TITLE:
SITE DETAIL, ANTENNA AND CABLE SCHEDULE AND ANTENNA LAYOUT

SHEET NUMBER: A3 REVISION: 2
LSVGNVL680



PROPOSED SOUTH ELEVATION

SCALE: 1" = 10' 2



EXISTING SOUTH ELEVATION

SCALE: 1" = 10' 1

at&t
3763 HOWARD HUGHES PKWY, STE 200
LAS VEGAS, NEVADA 89109

PROJECT INFORMATION:

SMOKE RANCH AND JONES
LSVGNVL680
6000 SMOKE RANCH ROAD
LAS VEGAS, NEVADA 89108

CURRENT ISSUE DATE:

07/16/09

ISSUED FOR:

ZONING

REV.:	DATE:	DESCRIPTION:	BY:
2	07/16/09	CLIENT REVISION	A.B.
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0	04/24/09	90% ZONING	R.S.

PLANS PREPARED BY:

SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
R. SAN JUAN	M. CEFALU	C. WENER

LICENSURE:

SHEET TITLE:

EXISTING AND PROPOSED SOUTH ELEVATIONS

SHEET NUMBER: A4 REVISION: 2

LSVGNVL680

VAR-35746
SUP-35744
10/08/09 PC

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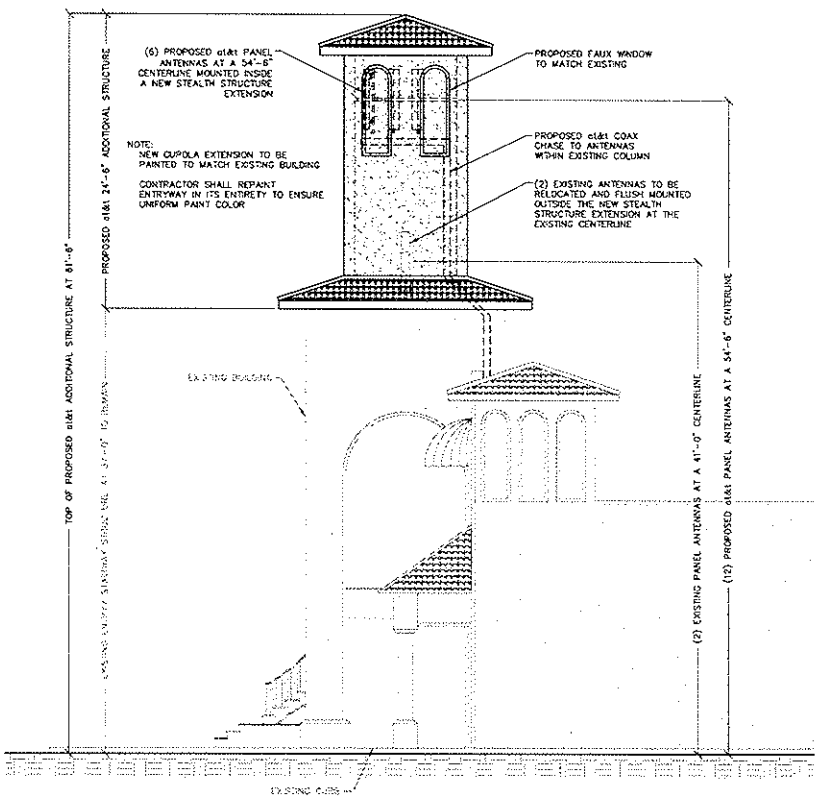
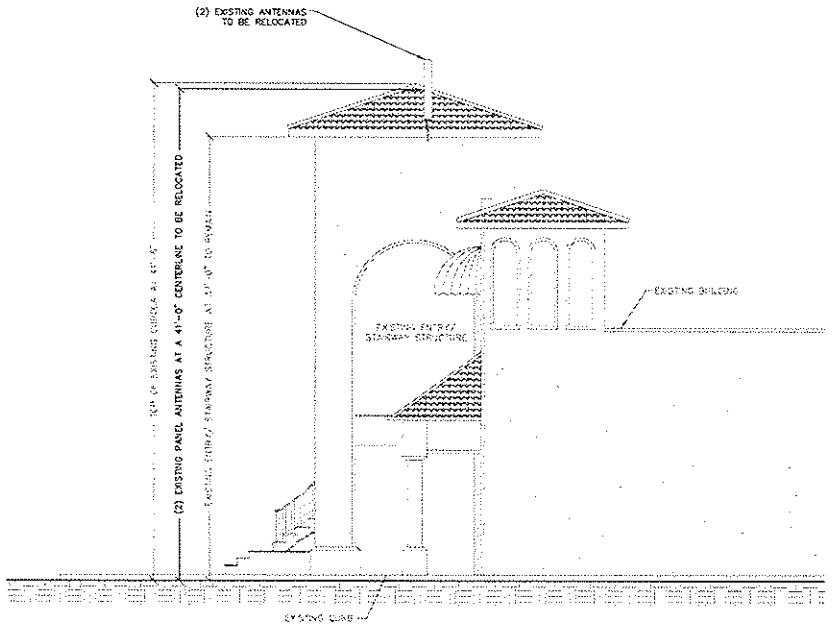


PROPOSED EAST ELEVATION — SCALE: 1" = 10' — 2



EXISTING EAST ELEVATION — SCALE: 1" = 10' — 1

VAR-35746
SUP-35744
10/08/09 PC

RECEIVED
AUG 25 2009

at&t
3763 HOWARD HUGHES PKWY, STE 200
LAS VEGAS, NEVADA 89109

PROJECT INFORMATION:
SMOKE RANCH AND JONES
LSVGNVL680
6000 SMOKE RANCH ROAD
LAS VEGAS, NEVADA 89108

CURRENT ISSUE DATE:
07/16/09

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
2	07/16/09	CLIENT REVISION	A.B.
1	05/04/09	100% ZONING	R.S.
0	04/24/09	90% ZONING	R.S.

PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
R. SAN JUAN	M. CEFALU	C. WENER

LICENSURE:

SHEET TITLE:
EXISTING AND PROPOSED EAST ELEVATIONS

SHEET NUMBER: A5 — REVISION: 2
LSVGNVL680

VAR-35746 - APPLICANT: AT&T MOBILITY - OWNER: SMOKE RANCH CENTER EQUITY PARTNERS, LLC
6000 SMOKE RANCH ROAD
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

Project Justification Letter

AT&T LSVGNVL680
Stealth Cupola Rooftop Extension
Smoke Ranch and Jones
6000 Smoke Ranch Road
Las Vegas, NV 89108
APN # 138-13-401-003

Submitted to:

City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

Submitted by:

John Wright
Black & Veatch for AT&T Mobility
6 Sunset Way, Suite B108
Henderson, NV 89014
702-241-4917

RECEIVED
AUG 25 2009

VAR-35746
SUP-35744
10/08/09 PC

Introduction

AT&T Wireless requires a cell tower on the northeast corner of Smoke Ranch & Jones to provide residents, visitors and travelers with high quality, reliable wireless communications for personal, business and emergency uses through its' wireless network.

AT&T has a fully executed lease agreement with the land owner to place the proposed stealth wireless facility on the property.

Site Data

There is currently one existing tower in the parking lot at this location. It is a flag pole design with Sprint/Nextel in its available antenna locations. This pole is not design to extend and is not tall enough to accommodate AT&T's design requirements for collocation.

Cricket Wireless currently has three antennas located on the rooftop of the building. Our proposed design will provide for the relocation of Crickets antennas from their current exposed location to a more concealed "flush mount" design.

AT&T was previously denied a Special Use Permit to place a new 70' Stealth Monopine in the parking lot next to the existing Flag Pole tower. It was the opinion of Staff and the Planning Commission that another tower on the parcel, along with the proposed design of that tower, created too much of a visual obstruction on the parcel. We feel that this design addresses those concerns and improves the current wireless installation on the building.

Subsequently, AT&T was denied a CUP for this rooftop cupola extension (SDR-34405). Staff stated the need for a Major Modification to an approved Site Development Plan Review for the increase in height of the building (39') and a Variance for the setback from residential (120' where 177' is required).

Site Design

We have modified the design from that submitted for the CUP to be narrower to reduce the profile.

AT&T Wireless proposes to extend the existing front and center cupola on the building by 20'. AT&T will place it's antennas inside the new extension. We will also relocate Crickets antennas from their current exposed "popsicle stick" installation to a flush mount location, reducing their profile.

AT&T will place it' radio equipment in the ground floor lease space directly below the cupola where they will not be visible and will not occupy any parking spaces.

The base of the proposed cupola extension is 110' 7" from the nearest residential parcel to the north.

Request

AT&T Wireless respectfully requests the approval of its' 20' stealth cupola extension.

Overall placement and construction of the application will remain consistent with standards and aesthetics outlined in the City of Las Vegas codes and ordinances. The proposed stealth cupola will match the exiting architecture and color schemes of the exiting building.

VAR-35746
SUP-35744
10/08/09 PC

Submittal

All necessary documentation required by the City of Las Vegas Planning and Development Department, along with this narrative, is being submitted for processing as outlined in the City's zoning ordinance pertaining to Wireless Communications.

Summary

AT&T is applying for this building extension in order to develop and construct a clean, viable facility. This facility will expand wireless coverage for AT&T Wireless customers living, working and visiting Clark County.

AT&T Wireless is committed to developing the best wireless system for its customers while working cooperatively with the City of Las Vegas to reduce the visual impact of its facilities. AT&T Wireless will maintain thorough, meticulous and ethical design and construction standards at all times.

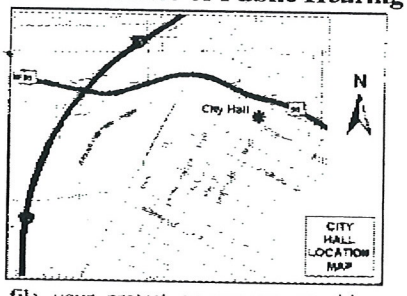
Thank you for your consideration.

John Wright-702-241-4917

VAR-35746
SUP-35744
10/08/09 PC

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35746 & SUP-35744

Planning Commission Meeting of 10/8/2009

$ 00.41

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SEP 29 2009

Case: VAR-35746

13824118028
HALIF MENASHE & E JT REV LIV TR
5363 GEYSER AVE
TARZANA CA 91356-3308

GAVDS11 91356

15P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
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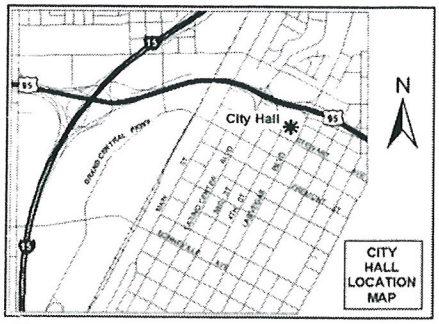
0004279218 SEP 24 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35746 & SUP-35744

Planning Commission Meeting of 10/8/2009

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SEP 30 2009

Case: VAR-35746
13824117004
LEE EVERETT & MARIESSA
3133 MANTI PEAK AVE
NO LAS VEGAS NV 89081-6549

CAVOS11 89081

15A

City of Las Vegas Agenda Item No.: **16.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

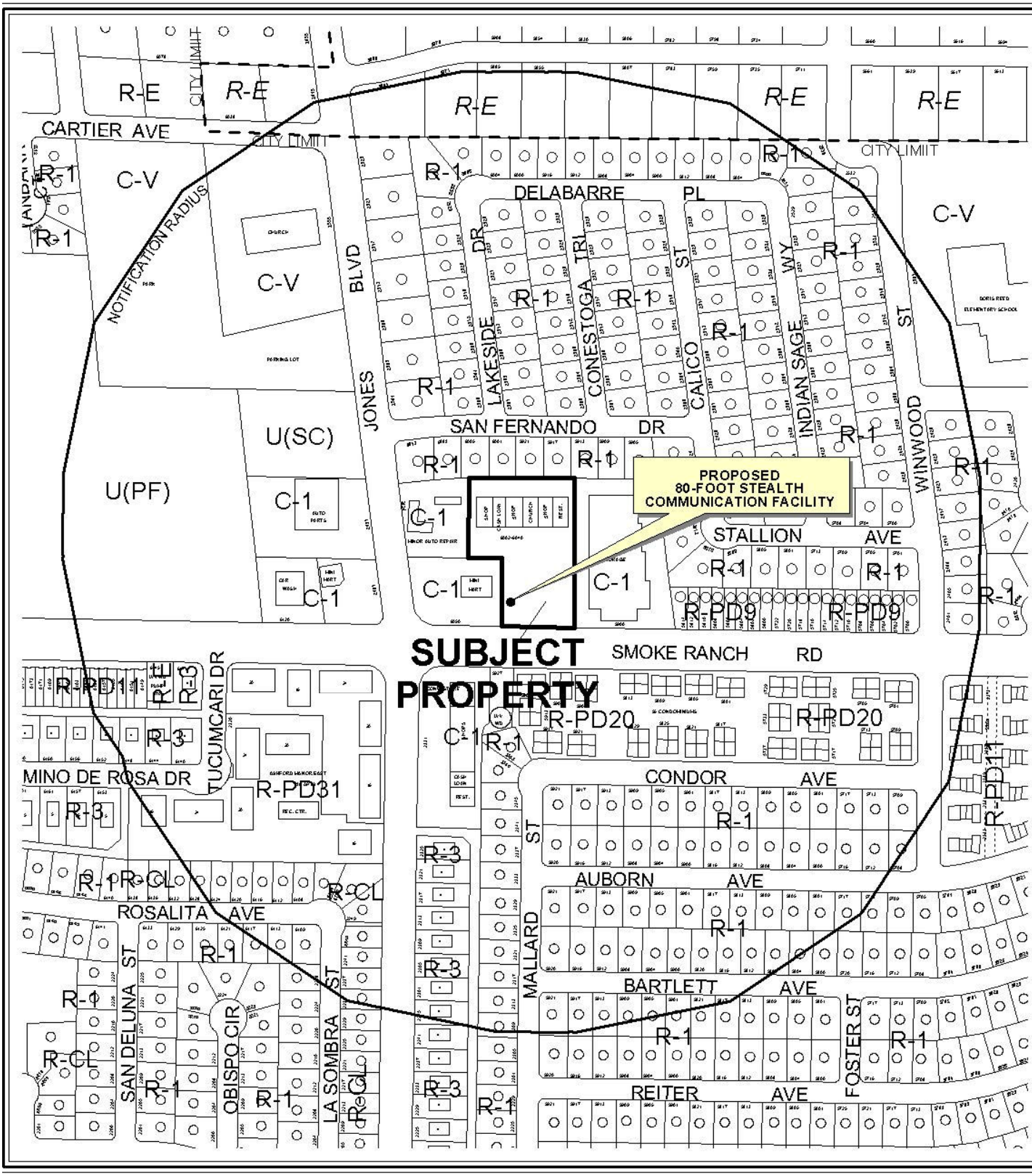
SUBJECT:
SUP-35744 - SPECIAL USE PERMIT RELATED TO VAR-35746 - PUBLIC HEARING - APPLICANT: AT&T MOBILITY - OWNER: SMOKE RANCH CENTER EQUITY PARTNERS, LLC - Request for a Special Use Permit FOR A PROPOSED 62-FOOT TALL WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN (BUILDING MOUNTED) AND THE RELOCATION OF THREE EXISTING ANTENNAS at 6000 Smoke Ranch Road (APN 138-13-401-003), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)

C.C.: 11/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**1**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



0 300 600 Feet

CASE: **SUP-35744**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

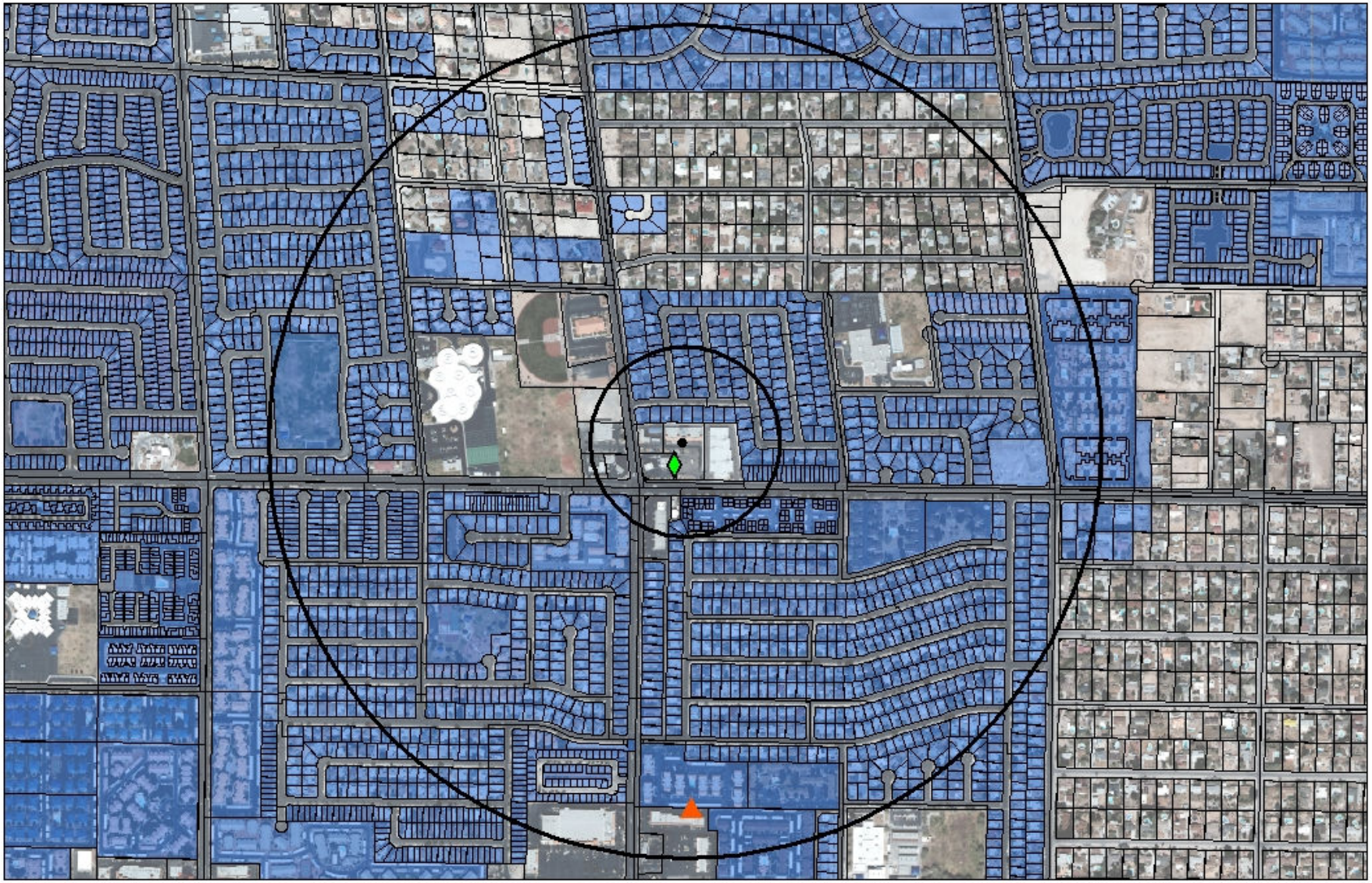
0 300 600 Feet

CASE: **SUP-35744**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N


SUP-35744
Cell Tower Locations
Non-Stealth
Stealth
Subject Cell Tower
Residential Property
600ft &
1/2 mile Buffer
N
0
550
1,100
2,200 Feet

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-35744 - APPLICANT: AT&T MOBILITY - OWNER: SMOKE RANCH CTR EQUITY PARTNERS

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.010 for a Wireless Communication Facility, Stealth Design use.

2. Approval of and conformance to the Conditions of Approval for Variance (VAR-35746) shall be required, if approved.

3. This approval shall be void two years from the date of final approval, unless a final inspection has been approved for the Wireless Communication Facility. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. The Wireless Communication Facility and its associated equipment and shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the communications cupola and its associated equipment and facility.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-35744 - Staff Report Page One
October 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a 62-foot tall Wireless Communication Facility, Stealth Design (Building Mounted) at 6000 Smoke Ranch Road. The proposed Wireless Communication Facility will be located within the center cupola of the existing structure at the subject site. An associated Variance (VAR-35746) request will also be considered, as the installation of the proposed Wireless Communication Facility will not meet the required 185-foot residential adjacency standard. The proposed use can be conducted in a manner that is harmonious and with the existing and future surrounding land uses; therefore, staff recommends approval of this request. If the application is denied, the proposed Wireless Communications facility will have to be redesigned or relocated to comply with Title 19.

Issues:

- Approval of an associated Variance (VAR-35746) is required for this request to be approved, as the proposed Wireless Communication Facility, Stealth Design (Building Mounted) will not meet the required Residential Adjacency standards. The proposed cupolas will be 112 feet from an existing single family residence where 185 feet is required.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
02/05/63	The Planning Commission approved an Annexation (A-0005-63) of property located on the northwest corner of Smoke Ranch Road and Michael Way.
06/23/77	The Board of Zoning Adjustment denied a Rezoning (Z-0007-77) from R-1 (Single Family Residence) to C-2 (General Commercial on property generally located on the northeast corner of Smoke Ranch Road and Jones Boulevard.
04/18/79	The City Council approved a Rezoning (Z-0023-79) from: R-1 (Single Family Residential) to: C-1 (Limited Commercial) on property generally located on the northeast corner of Smoke Ranch Road and Jones Boulevard. The Planning Commission recommended approved the request. However, the City Council Denied an Extension of Time for this application on 06/06/84. The Planning Commission recommended approval of the request.
09/02/87	The City Council approved a Rezoning (Z-0068-87) from: R-1 (Single Family Residential) to: C-1 (Limited Commercial) on property generally located on the northeast corner of Smoke Ranch Road and Jones Boulevard. The Planning Commission recommended approval of the request.
02/01/05	A deed was recorded for a change of ownership.

11/28/05	The Planning and Development Department approved a Minor Site Development Plan Review (SDR-19827) to allow a proposed 53-foot Wireless Communication Facility, Flagpole/Monopole at 6000 Smoke Ranch Road.
04/30/07	A Code Enforcement citation (#52731) was issued for illegal signage at 6002 Smoke Ranch Road. Code Enforcement closed the case on 05/08/07.
06/13/08	The Planning and Development Department approved a Minor Site Development Plan Review (SDR-28092) to allow the placement of three roof-mounted antennas at a height of 42 feet to an existing commercial building on 1.83 acres located at 6000 Smoke Ranch Road.
08/20/08	The Planning and Development Department denied a Minor Site Development Plan Review (SDR-28845) for a proposed 80-foot tall Wireless Communication Facility, Stealth design (Monopine) at 6000 Smoke Ranch Road.
11/05/08	A Code Enforcement citation (#71417) was issued for graffiti on a Flagpole at 6000 Smoke Ranch Road. Code Enforcement closed the case on 02/25/09.
11/20/08	The Planning Commission denied a Special Use Permit (SUP-30343) for a proposed 70-foot tall Wireless Communication Facility, Stealth design (Monopine) at 6000 Smoke Ranch Road. Staff recommended denial of the request.
05/29/09	The Planning and Development Department denied a Minor Site Development Plan Review (SDR-34405) for a 20-foot tall cupola extension to an existing building for a Wireless Communication Facility, Stealth Design located at 6000 Smoke Ranch Road.
06/12/09	The Planning and Development Department approved a Minor Site Development Plan Review (SDR-34438) for the co-location of three (3) antennas and three (3) microwave dish antennas at the 37-foot, 5-inch centerline inside of an existing 53-foot tall Wireless Communication Facility, Stealth Design (Flag Pole) located at 6002 Smoke Ranch Road.
Related Building Permits/Business Licenses	
12/08/05	A Building Permit (#5008550) was issued for a flagpole antenna at 6002 Smoke Ranch Road. The building permit expired on 01/20/07.
02/08/06	A Building Permit (#59313) was issued for a wall enclosure for a cellular facility at 6002 Smoke Ranch Road. The building permit was finalized on 08/14/08.
07/10/08	A Building Permit (#119716) was issued for a rooftop cellular facility at 6000 Smoke Ranch Road. The building permit has not received a final inspection.
06/24/09	A Building Permit (#142164) was issued for a collocation of antennas on an existing cellular facility at 6002 Smoke Ranch Road. The building permit has not received a final inspection.

Pre-Application Meeting	
07/22/09	A pre-application meeting was held where the submittal requirements for a Special Use Permit for a Wireless Communication Facility, Stealth (Building Mounted) Design were discussed, including Residential Adjacency requirements.
Neighborhood Meeting	
A neighborhood meeting is not required nor was one held.	
Field Check	
09/03/09	A field check was conducted by staff. A well maintained retail development was observed.

Details of Application Request	
Site Area	
Net Acres	1.83 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Multi-Tenant Retail	SC (Service Commercial)	C-1 (Limited Commercial)
North	Single Family Dwellings	L (Low Density Residential)	R-1 (Single Family Residential)
South	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
	Multi-Family Residential	PF (Public Facilities)	C-V (Civic)
	Las Vegas Valley Water District	M (Medium Density Residential)	R-PD20 (Residential Planned Development – 20 Units per Acre)
East	Mini-Storage Facility	SC (Service Commercial)	C-1 (Limited Commercial)
West	Convenience Store and Auto Repair Garage	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan		X	N/A
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts			
A-O Airport Overlay District – (70 Feet)	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

JB

DEVELOPMENT STANDARDS

Review the following from Title 19.08.060

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
• North	185 Feet	112 Feet	N

ANALYSIS

The applicant is proposing a 61.5-foot, Wireless Communication Facility, Stealth Design (Building Mounted) within the center cupola of the existing structure at the subject site. The applicant proposes to extend the existing front and center cupola on the building by 20 feet, bringing the total height of the structure to 61.5 feet. Currently, there are three communication antennas located on the rooftop of the building. The proposed design will provide for the relocation of the existing communication antennas from their current exposed location to a more concealed "flush mounted" design reducing their profile.

The proposed Wireless Communication Facility will be approximately 112 feet from the protected property to the north, which does not meet the minimum Residential Adjacency Setback requirements of 185 feet. The applicant has submitted an associated Variance (VAR-35746) to address this issue. Staff finds that the proposed location of the Wireless Communication Facility, Stealth Design (Building Mounted) is compatible with the existing single-family residential homes to the north. The proposed use can be conducted in a manner that is harmonious and compatible with the existing and future surrounding land uses; therefore, staff recommends approval of this request.

FINDINGS

The following findings must be made for a Special Use Permit:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   The proposed land use can be conducted in a manner that is harmonious and compatible with existing and future surrounding land uses, as projected by the General Plan.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   The subject site is physically suitable for the type and intensity of the land use proposed.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

   Site access is provided from Smoke Ranch Road, a 100-foot Primary Arterial as designated in the Master Plan of Streets and Highways. This street provides adequate access to and from the subject property.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   Approval of this special use permit will not compromise public health, safety, or welfare as the proposed Wireless Communication Facility, Stealth Design use will be subject to regular inspections.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The proposed Wireless Communication Facility, Stealth Design use complies with the conditions per Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 12

ASSEMBLY DISTRICT 1

SENATE DISTRICT 3

NOTICES MAILED 437

APPROVALS 1

PROTESTS 1

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SUP-35744 APN: 138-13-401-003

Name of Property Owner: Smoke Ranch CTR Equity PTNS, LLC

Name of Applicant: AT+T mobility

Name of Representative: John Wright, Black & Veatch.

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes __X__ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Darius Mahsuri

Print Name: DARIUS MONSGUR

Subscribed and sworn before me

This _____ day of _____, 20__

See attached for Notary

_____

Notary Public in and for said County and State

Jurat

State of California

County of Santa Cruz

Subscribed and sworn to (or affirmed) before me on this 3rd day of August, 2009 by Darius Mohsenin,

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____ (Notary seal)

SHIVA HATAMIPOUR
Commission # 1786751
Notary Public - California
Santa Cruz County
My Comm. Expires Dec 24, 2011

OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

_____
(Title or description of attached document)

_____
(Title or description of attached document continued)

Number of Pages _____ Document Date _____

_____
(Additional information)

INSTRUCTIONS FOR COMPLETING THIS FORM

The wording of all Jurats completed in California after January 1, 2008 must be in the form as set forth within this Jurat. There are no exceptions. If a Jurat to be completed does not follow this form, the notary must correct the verbiage by using a jurat stamp containing the correct wording or attaching a separate jurat form such as this one which does contain proper wording. In addition, the notary must require an oath or affirmation from the document signer regarding the truthfulness of the contents of the document. The document must be signed AFTER the oath or affirmation. If the document was previously signed, it must be re-signed in front of the notary public during the jurat process.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the jurat process is completed.
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different jurat form.
  - ❖ Additional information is not required but could help to ensure this jurat is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
- Securely attach this document to the signed document

USID NO: 100846
SMOKE RANCH AND JONES
LSVGNVL680

RECEIVED
AUG 25 2009

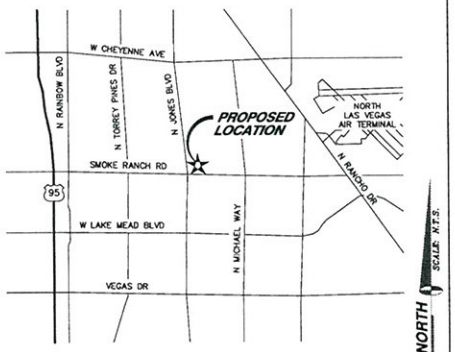
6000 SMOKE RANCH ROAD
LAS VEGAS, NEVADA 89108

PROJECT DESCRIPTION

THE PROPOSED PROJECT INCLUDES:

- INSTALLATION OF PANEL ANTENNAS AT A 54'-6" CENTERLINE MOUNTED INSIDE OF A NEW STEALTH STRUCTURE EXTENSION
- INSTALLATION OF A 20' STRUCTURE EXTENSION THAT IS TO BE PAINTED TO MATCH EXISTING BUILDING
- EXISTING ANTENNAS TO BE RELOCATED WITHIN THE NEW STEALTH STRUCTURE EXTENSION AT THE EXISTING CENTERLINE
- INSTALLATION OF INDOOR EQUIPMENT CABINET WITHIN AN EXISTING ROOM
- INSTALLATION OF ONE GPS ANTENNA
- COAXIAL CABLE RUNS FROM RADIOS TO ANTENNAS
- NEW TELEPHONE CONDUIT RUN TO CABINETS
- NEW 200A DEDICATED ELECTRICAL SERVICE TO METER

VICINITY MAP



PROJECT SUMMARY

APPLICANT/LESSEE
at&t
3763 HOWARD HUGHES PARKWAY, SUITE 200
LAS VEGAS, NEVADA 89109

CONTACT: JON VANDERZEE
PHONE: (702) 241-6091

LANDLORD INFORMATION
TOWER OWNER: SMOKE RANCH CTR EQUITY PTNRS LLC
390 6TH AVENUE
SANTA CRUZ, CALIFORNIA 95062-4660

CONTACT: LISA HANGER
PHONE: (702) 388-1800

PROPERTY INFORMATION
OWNER: SMOKE RANCH CTR EQUITY PTNRS LLC
390 6TH AVENUE
SANTA CRUZ, CALIFORNIA 95062-4660

AREA OF CONSTRUCTION: 154± SQ. FT.
OCCUPANCY TYPE: S-2
CONSTRUCTION TYPE: V-B
CURRENT CONSTRUCTION: LIMITED COMMERCIAL DISTRICT (C-1)
JURISDICTION: CITY OF LAS VEGAS
APN: 138-13-401-003
HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

PROJECT INFORMATION
EQUIPMENT LOCATION: ☐ OUTDOOR ■ INDOOR
EQUIPMENT SHELTER: ☐ YES ■ NO
ANTENNA LOCATION:
☐ NEW MONOPOLE
☐ SELF SUPPORT TOWER
☐ EXISTING MONOPOLE
☐ ROOF TOP
☐ EXISTING TOWER
■ OTHER: NEW STRUCTURE EXTENSION

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

1. INTERNATIONAL BUILDING CODE 2006 W/STATE AMENDMENTS
2. UNIFORM MECHANICAL CODE 2006
3. ANSI/EIA-222-F LIFE SAFETY CODE
4. UNIFORM PLUMBING CODE 2006
5. NATIONAL ELECTRIC CODE 2005
6. LOCAL BUILDING CODE(S)
7. CITY AND/OR COUNTY ORDINANCES
8. UNIFORM FIRE CODE 2003

PROJECT TEAM

CIVIL ENGINEER
SPECTRUM SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
CHRIS WENER, PE
PHONE: (702) 367-7705
FAX: (702) 367-8733

STRUCTURAL ENGINEER:
T.B.D.

ELECTRICAL ENGINEER:
SPECTRUM SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
RICHARD TOMASIELLO
PHONE: (702) 363-9530

SURVEYOR:
SPECTRUM SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
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SHEET INDEX

SHEET	DESCRIPTION	REV.
T1	TITLE SHEET	2
A1	SITE PLAN	2
A2	ENLARGED SITE PLAN	2
A3	SITE DETAIL, ANTENNA AND CABLE SCHEDULE AND ANTENNA LAYOUT	2
A4	EXISTING AND PROPOSED SOUTH ELEVATIONS	2
A5	EXISTING AND PROPOSED EAST ELEVATIONS	2

ISSUED FOR: ZONING

APPROVAL LIST

TITLE	SIGNATURE	DATE
RF ENGINEER		
REAL ESTATE		
PROPERTY OWNER		
ZONING APPROVAL		
CONSTRUCTION DIRECTOR		
ADDITIONAL APPROVAL		
SITE ACQUISITION		

VAR-35746
SUP-35744
10/08/09 PC

at&t
3763 HOWARD HUGHES PKWY, STE 200
LAS VEGAS, NEVADA 89109

PROJECT INFORMATION:
SMOKE RANCH AND JONES
LSVGNVL680
6000 SMOKE RANCH ROAD
LAS VEGAS, NEVADA 89108

CURRENT ISSUE DATE: 07/16/09

ISSUED FOR: ZONING

REV.	DATE	DESCRIPTION	BY
2	07/16/09	CLIENT REVISION	A.B.
1	05/04/09	100% ZONING	R.S.
0	04/24/09	90% ZONING	R.S.

PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
R. SAN JUAN	M. CEFALU	C. WENER

LICENSURE:

RECEIVED
AUG 25 2009

SHEET TITLE: TITLE SHEET

SHEET NUMBER: T1 REVISION: 2

LSVGNVL680

LEGAL DESCRIPTION

LOT B AS SHOWN BY MAP THEREOF ON FILE IN FILE 60, PAGE 11 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE CLARK COUNTY, NEVADA; LYING WITHIN THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

BASIS OF BEARINGS

NORTH 07°11'27" WEST, BEING THE WEST LINE OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 13, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. AS SHOWN BY MAP THEREOF ON FILE IN FILE 60, PAGE 11 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.

BENCHMARK

CLARK COUNTY VERTICAL CONTROL NO. 1LV00 24NWS
BEING A RIVET AND ALUMINUM PLATE IN TOP OF CURB SOUTHEAST CORNER OF SMOKE RANCH ROAD AND JONES BOULEVARD.

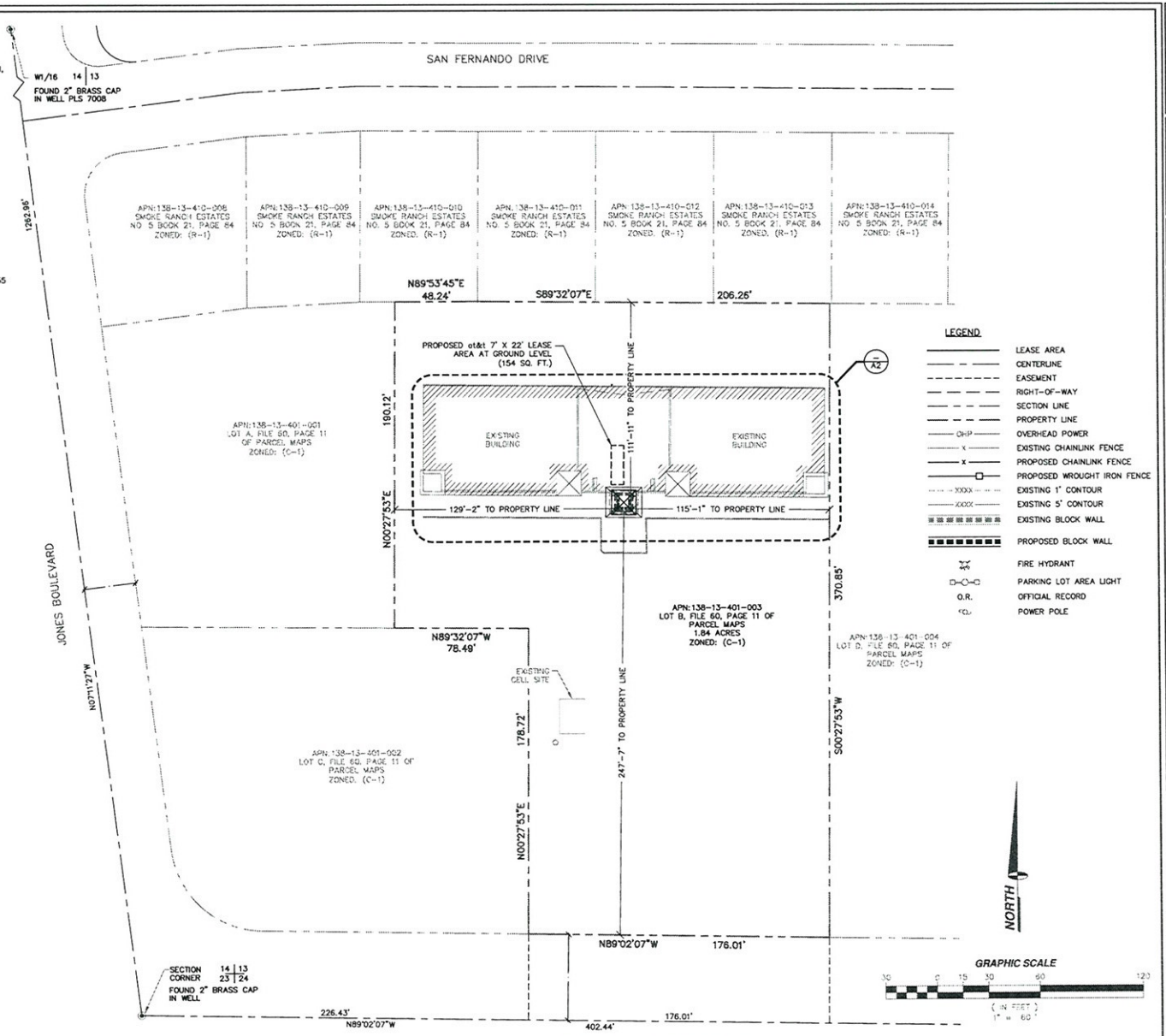
ELEVATION: 2259.99 FEET (NAVD 1988)
688.845 METERS (NAVD 1988)

FLOOD NOTE

AS SCALED FROM REVISED FLOOD INSURANCE RATE MAP NO. 32003C2155 E, DATED SEPTEMBER 27, 2002, AND PER SAID MAP: ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOTES & TITLE REPORT EXCEPTIONS

SPECTRUM SURVEYING & ENGINEERING HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. NO ABSTRACT OF TITLE, NOR TITLE COMMITMENT, NOR RESULTS OF TITLE SEARCHES WERE FURNISHED BY THE CLIENT.



SITE PLAN

SCALE: 1" = 60' 1

VAR-35746
SUP-35744
10/08/09 PC

at&t
3763 HOWARD HUGHES PKWY, STE 200
LAS VEGAS, NEVADA 89109

PROJECT INFORMATION:

SMOKE RANCH AND JONES
LSVGNVL680
6000 SMOKE RANCH ROAD
LAS VEGAS, NEVADA 89108

CURRENT ISSUE DATE:
07/16/09

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
2	07/16/09	CLIENT REVISION	A.B.
1	05/04/09	100% ZONING	R.S.
0	04/24/09	90% ZONING	R.S.

PLANS PREPARED BY:

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DRAWN BY:	CHK.:	APV.:
R. SAN JUAN	M. CEFALU	C. WENER

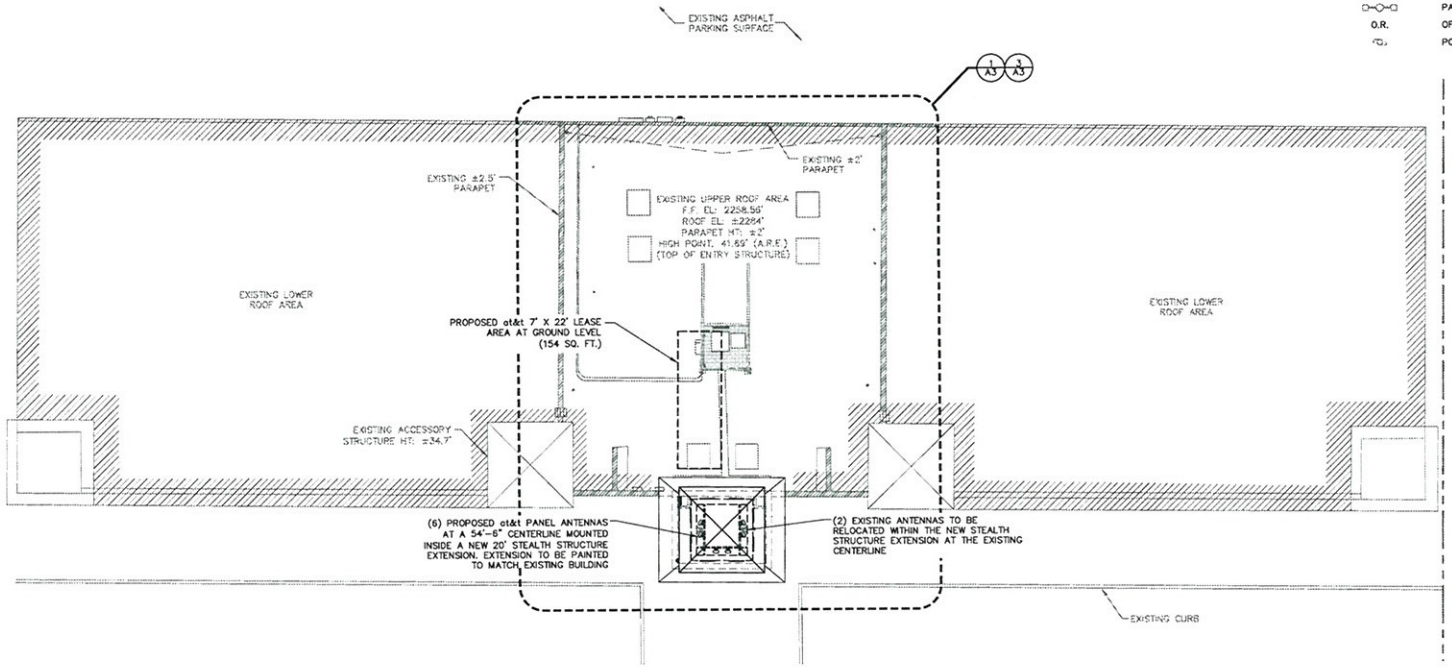
LICENSURE:

RECEIVED
AUG 25 2009

SHEET TITLE:
SITE PLAN

SHEET NUMBER:	REVISION:
A1	2

LSVGNVL680



LEGEND

- LEASE AREA
- CENTERLINE
- EASEMENT
- RIGHT-OF-WAY
- SECTION LINE
- PROPERTY LINE
- OHP — OVERHEAD POWER
- EXISTING CHAINLINK FENCE
- PROPOSED CHAINLINK FENCE
- PROPOSED WROUGHT IRON FENCE
- XXXX — EXISTING 1' CONTOUR
- XXXX — EXISTING 5' CONTOUR
- EXISTING BLOCK WALL
- PROPOSED BLOCK WALL
- FIRE HYDRANT
- PARKING LOT AREA LIGHT
- O.R. — OFFICIAL RECORD
- POWER POLE

ENLARGED SITE PLAN

SCALE: 1" = 20' 1

at&t
3763 HOWARD HUGHES PKWY, STE 200
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CURRENT ISSUE DATE:
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ZONING

REV.:	DATE:	DESCRIPTION:	BY:
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1	05/04/09	100% ZONING	R.S.
0	04/24/09	90% ZONING	R.S.

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PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
R. SAN JUAN	M. CEFALU	C. WENER

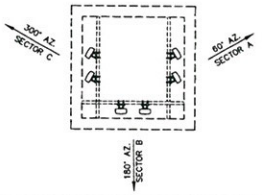
LICENSURE:

RECEIVED
AUG 25 2009

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER: A2 REVISION: 2
LSVGNVL680

VAR-35746
SUP-35744
10/08/09 PC



ANTENNA LAYOUT

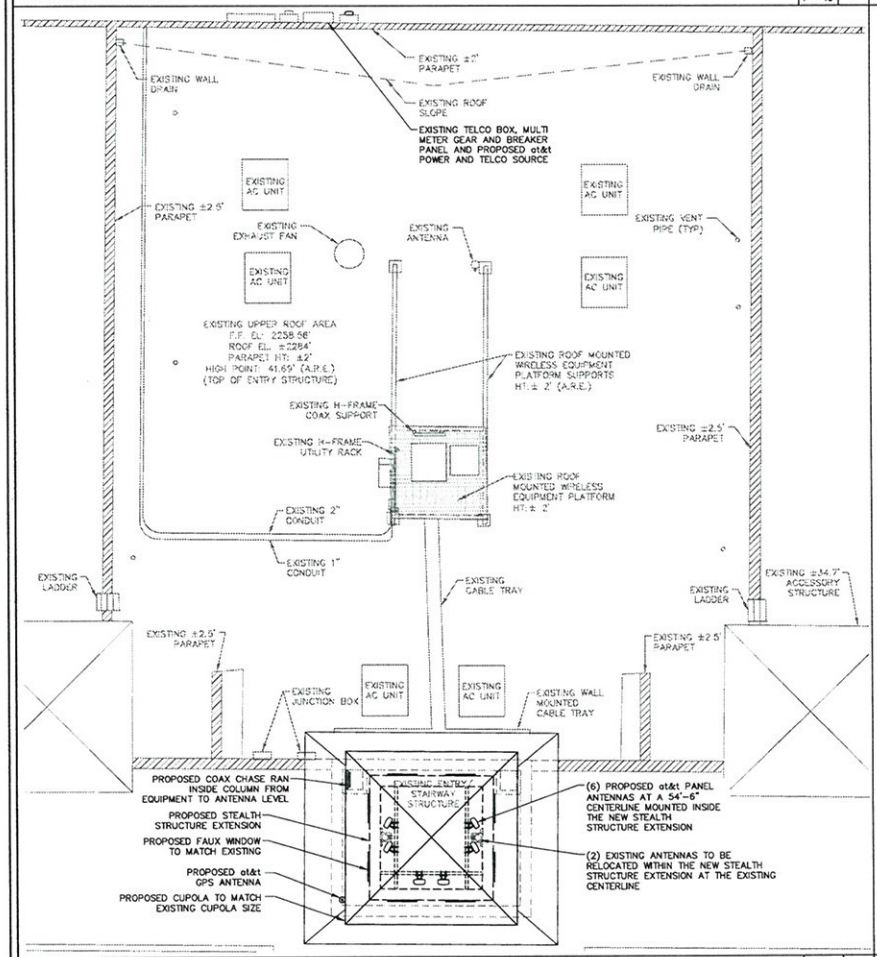
SCALE: 1" = 10' 4

ANTENNA SECTOR	AZIMUTH	ANTENNA MAKE/MODEL	COAXIAL CABLE LENGTH	CABLE SIZE	COLOR CODE	RAD CENTER	TOP JUMPER LENGTH	BOTTOM JUMPER LENGTH	COMMENTS
SECTOR A	60°	POWERWAVE 7785	95' X 8	7/8" COAX		54'-6"	5'	6' (10' MAX)	-
SECTOR B	180°	POWERWAVE 7785	90' X 8	7/8" COAX		54'-6"	5'	6' (10' MAX)	-
SECTOR C	300°	POWERWAVE 7785	75' X 8	7/8" COAX		54'-6"	5'	6' (10' MAX)	-
GPS	N/A	TRUE POSITION	90' X 1	1/2" COAX		-	N/A	N/A	

NOTE: CONTRACTOR TO FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION, OR INSTALLATION OF CABLES.

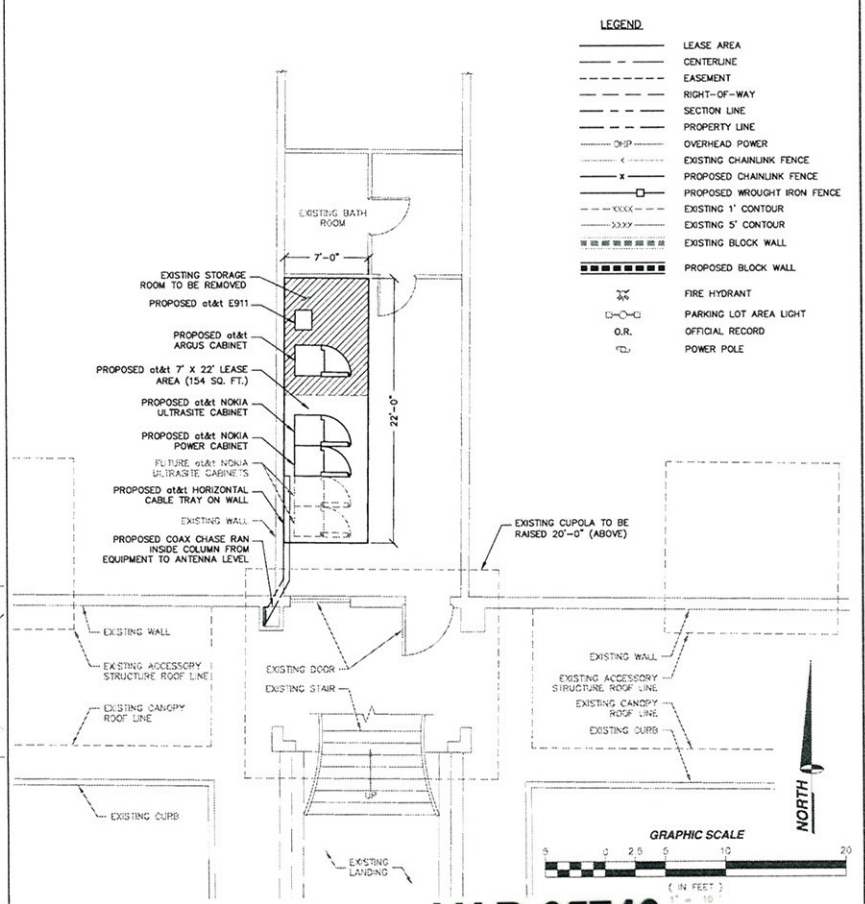
ANTENNA AND CABLE SCHEDULE

SCALE: NONE 2



SITE DETAIL (ROOF TOP)

SCALE: 1" = 10' 3



SITE DETAIL (GROUND LEVEL)

SCALE: 1" = 10' 1

VAR-35746
SUP-35744
10/08/09 PC

at&t
3763 HOWARD HUGHES PKWY, STE 200
LAS VEGAS, NEVADA 89109

PROJECT INFORMATION:

SMOKE RANCH AND JONES
LSVGNVL680
6000 SMOKE RANCH ROAD
LAS VEGAS, NEVADA 89108

CURRENT ISSUE DATE:
07/16/09

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
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0	04/24/09	90% ZONING	R.S.

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PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
R. SAN JUAN	M. CEFALU	C. WENER

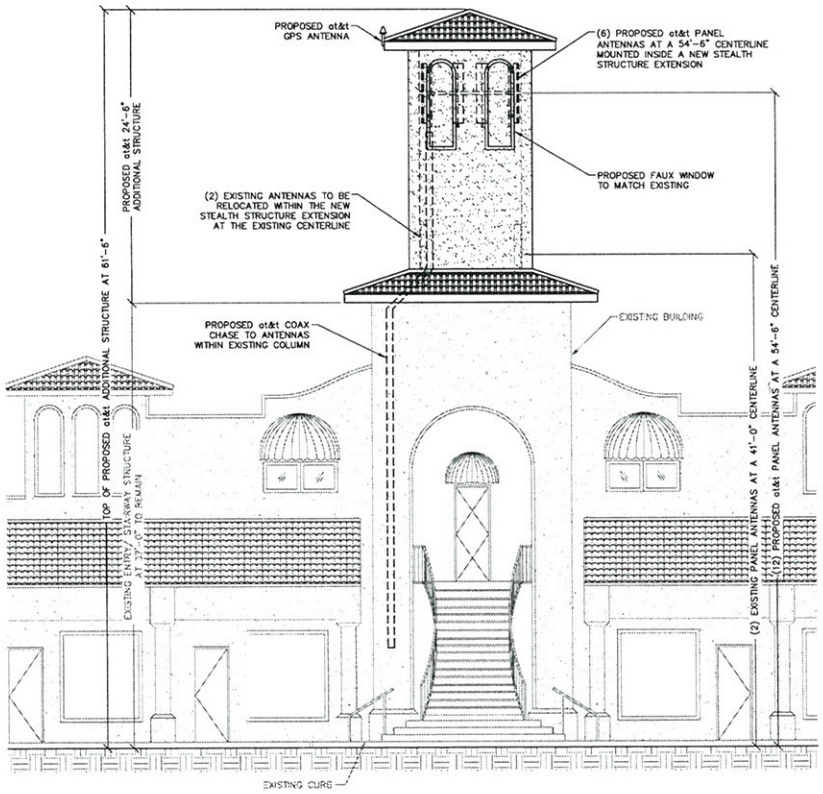
LICENSURE:

RECEIVED
AUG 25 2009

SHEET TITLE:
SITE DETAIL, ANTENNA AND CABLE SCHEDULE AND ANTENNA LAYOUT

SHEET NUMBER: A3 REVISION: 2

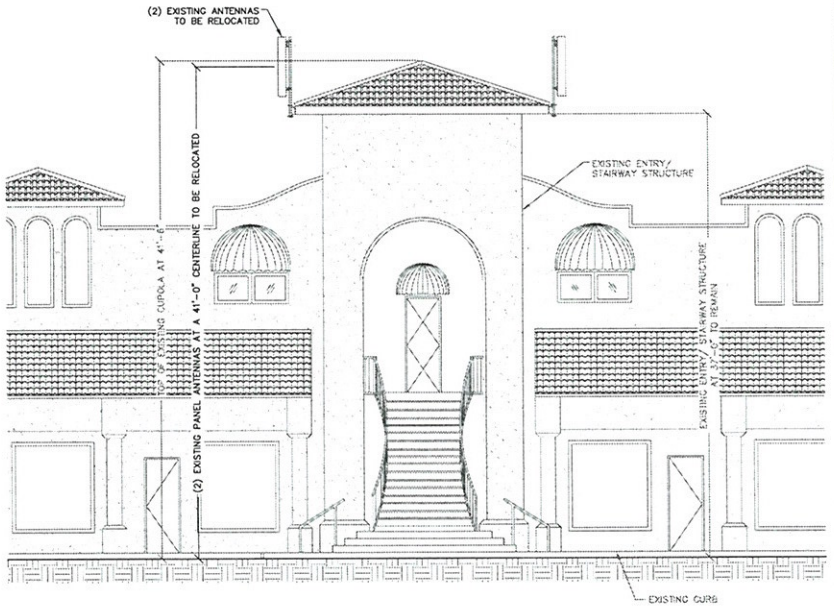
LSVGNVL680



PROPOSED SOUTH ELEVATION

SCALE: 1" = 10' 2

NOTE:
CONTRACTOR SHALL REPAINT ENTRYWAY IN ITS ENTIRETY TO ENSURE UNIFORM PAINT COLOR



EXISTING SOUTH ELEVATION

SCALE: 1" = 10' 1

VAR-35746
SUP-35744
10/08/09 PC

at&t
3763 HOWARD HUGHES PKWY, STE 200
LAS VEGAS, NEVADA 89109

PROJECT INFORMATION:
SMOKE RANCH AND JONES
LSVGNVL680
6000 SMOKE RANCH ROAD
LAS VEGAS, NEVADA 89108

CURRENT ISSUE DATE:
07/16/09

ISSUED FOR:
ZONING

REV.:	DATE:	DESCRIPTION:	BY:
2	07/16/09	CLIENT REVISION	A.B.
1	05/04/09	100% ZONING	R.S.
0	04/24/09	90% ZONING	R.S.

PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
R. SAN JUAN	M. CEFALU	C. WENER

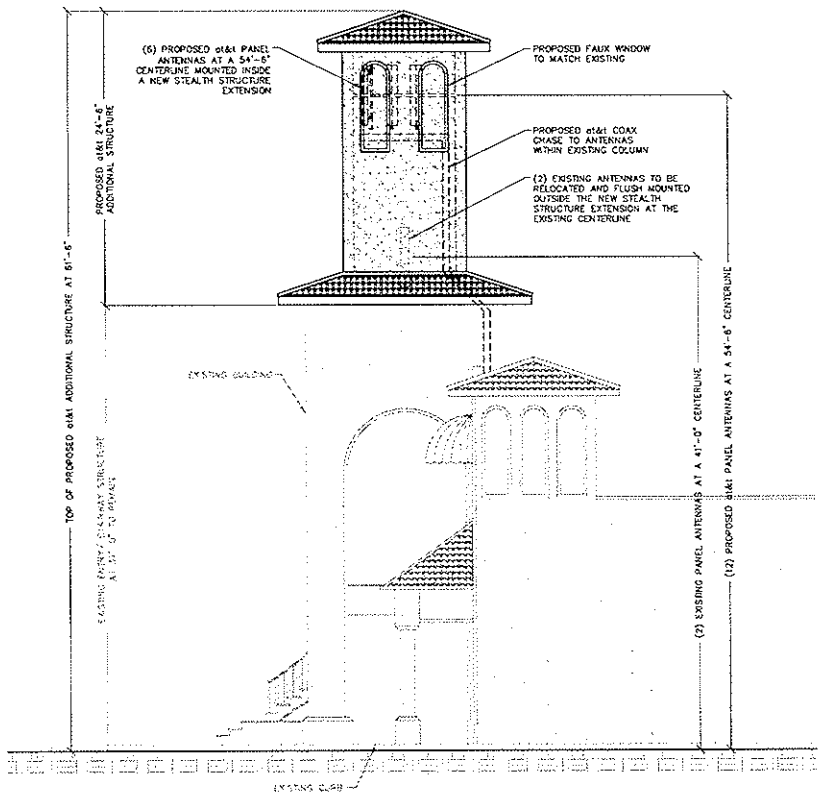
LICENSURE:

RECEIVED
AUG 25 2009

SHEET TITLE:
EXISTING AND PROPOSED SOUTH ELEVATIONS

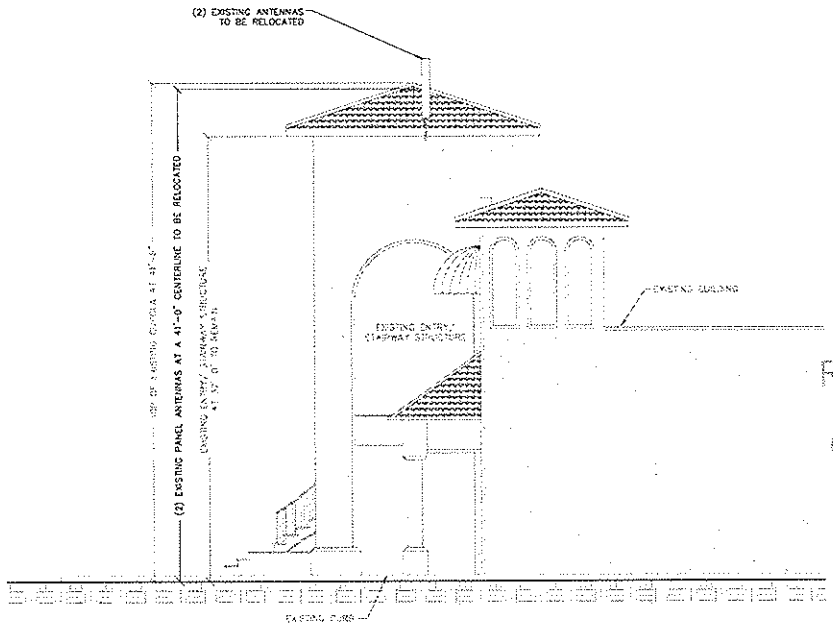
SHEET NUMBER: A4 REVISION: 2

LSVGNVL680



PROPOSED EAST ELEVATION SCALE: 1" = 10' 2

NOTE:
CONTRACTOR SHALL REPAINT ENTRYWAY IN ITS ENTIRETY TO ENSURE UNIFORM PAINT COLOR



EXISTING EAST ELEVATION SCALE: 1" = 10' 1

VAR-35746
SUP-35744
10/08/09 PC

at&t
3763 HOWARD HUGHES PKWY, STE 200
LAS VEGAS, NEVADA 89109

PROJECT INFORMATION:
SMOKE RANCH AND JONES
LSVGNVL680
6000 SMOKE RANCH ROAD
LAS VEGAS, NEVADA 89108

CURRENT ISSUE DATE:
07/16/09

ISSUED FOR:
ZONING

REV.	DATE	DESCRIPTION	BY
2	07/16/09	CLIENT REVISION	A.B.
1	05/04/09	100% ZONING	R.S.
0	04/24/09	90% ZONING	R.S.

PLANS PREPARED BY:
SPECTRUM
SURVEYING & ENGINEERING
8905 W POST RD., SUITE 100
LAS VEGAS, NEVADA 89148
PH. (702) 367-7705
FAX (702) 367-8733

DRAWN BY:	CHK.:	APV.:
R. SAN JUAN	M. CEFALU	C. WENER

LICENSURE:

RECEIVED
AUG 25 2009

SHEET TITLE:
EXISTING AND PROPOSED EAST ELEVATIONS

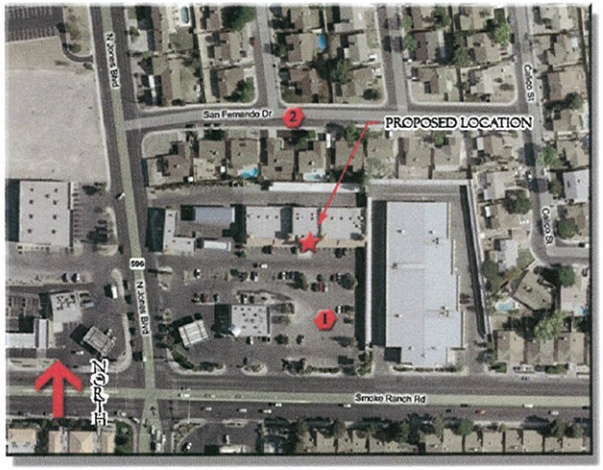
SHEET NUMBER: A5 REVISION: 2
LSVGNVL680

SUP-35744 - APPLICANT: AT&T MOBILITY - OWNER: SMOKE RANCH CENTER EQUITY PARTNERS, LLC
6000 SMOKE RANCH ROAD
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

SMOKE RANCH AND JONES

6000 SMOKE RANCH ROAD, LAS VEGAS, NEVADA 89108



LOCATION MAP

EXISTING VIEW

VIEW 1

SPECTRUM
8905 W. POST ROAD SUITE 100 LAS VEGAS, NEVADA 89148
OFFICE: (702) 367-7705
FAX: (702) 367-8733

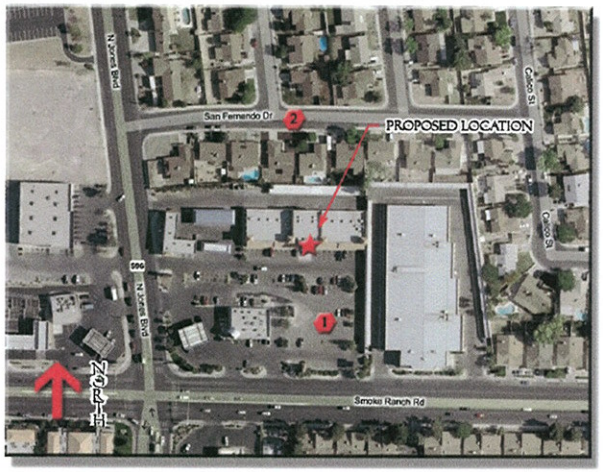
RECEIVED
AUG 25 2009

at&t
3763 HOWARD HUGHES PARKWAY STE. 200
LAS VEGAS, NEVADA 89109

VAR-35746
SUP-35744
10/08/09 PC

SMOKE RANCH AND JONES

6000 SMOKE RANCH ROAD, LAS VEGAS, NEVADA 89108



LOCATION MAP

EXISTING VIEW

VIEW 2

SPECTRUM
8905 W. POST ROAD SUITE 100 LAS VEGAS, NEVADA 89148
OFFICE: (702) 367-7705
FAX: (702) 367-8733

at&t
3763 HOWARD HUGHES PARKWAY STE. 200
LAS VEGAS, NEVADA 89109

RECEIVED
AUG 25 2009

VAR-35746
SUP-35744
10/08/09 PC

Project Justification Letter

AT&T LSVGNVL680
Stealth Cupola Rooftop Extension
Smoke Ranch and Jones
6000 Smoke Ranch Road
Las Vegas, NV 89108
APN # 138-13-401-003

Submitted to:

City of Las Vegas
Planning and Development Department
731 S. Fourth Street
Las Vegas, NV 89101

Submitted by:

John Wright
Black & Veatch for AT&T Mobility
6 Sunset Way, Suite B108
Henderson, NV 89014
702-241-4917

RECEIVED
AUG 25 2009

VAR-35746
SUP-35744
10/08/09 PC

Introduction

AT&T Wireless requires a cell tower on the northeast corner of Smoke Ranch & Jones to provide residents, visitors and travelers with high quality, reliable wireless communications for personal, business and emergency uses through its' wireless network.

AT&T has a fully executed lease agreement with the land owner to place the proposed stealth wireless facility on the property.

Site Data

There is currently one existing tower in the parking lot at this location. It is a flag pole design with Sprint/Nextel in its available antenna locations. This pole is not design to extend and is not tall enough to accommodate AT&T's design requirements for collocation.

Cricket Wireless currently has three antennas located on the rooftop of the building. Our proposed design will provide for the relocation of Crickets antennas from their current exposed location to a more concealed "flush mount" design.

AT&T was previously denied a Special Use Permit to place a new 70' Stealth Monopine in the parking lot next to the existing Flag Pole tower. It was the opinion of Staff and the Planning Commission that another tower on the parcel, along with the proposed design of that tower, created too much of a visual obstruction on the parcel. We feel that this design addresses those concerns and improves the current wireless installation on the building.

Subsequently, AT&T was denied a CUP for this rooftop cupola extension (SDR-34405). Staff stated the need for a Major Modification to an approved Site Development Plan Review for the increase in height of the building (39') and a Variance for the setback from residential (120' where 177' is required).

Site Design

We have modified the design from that submitted for the CUP to be narrower to reduce the profile.

AT&T Wireless proposes to extend the existing front and center cupola on the building by 20'. AT&T will place it's antennas inside the new extension. We will also relocate Crickets antennas from their current exposed "popsicle stick" installation to a flush mount location, reducing their profile.

AT&T will place it' radio equipment in the ground floor lease space directly below the cupola where they will not be visible and will not occupy any parking spaces.

The base of the proposed cupola extension is 110' 7" from the nearest residential parcel to the north.

Request

AT&T Wireless respectfully requests the approval of its' 20' stealth cupola extension.

Overall placement and construction of the application will remain consistent with standards and aesthetics outlined in the City of Las Vegas codes and ordinances. The proposed stealth cupola will match the exiting architecture and color schemes of the exiting building.

VAR-35746
SUP-35744
10/08/09 PC

Submittal

All necessary documentation required by the City of Las Vegas Planning and Development Department, along with this narrative, is being submitted for processing as outlined in the City's zoning ordinance pertaining to Wireless Communications.

Summary

AT&T is applying for this building extension in order to develop and construct a clean, viable facility. This facility will expand wireless coverage for AT&T Wireless customers living, working and visiting Clark County.

AT&T Wireless is committed to developing the best wireless system for its customers while working cooperatively with the City of Las Vegas to reduce the visual impact of its facilities. AT&T Wireless will maintain thorough, meticulous and ethical design and construction standards at all times.

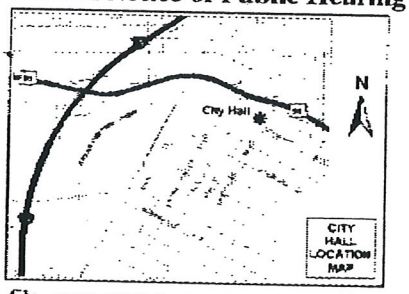
Thank you for your consideration.

John Wright-702-241-4917

VAR-35746
SUP-35744
10/08/09 PC

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35746 & SUP-35744

Planning Commission Meeting of 10/8/2009

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RECEIVED
SEP 29 2009

Case: VAR-35746

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TARZANA CA 91356-3308

GAVDS11 91356

1 of P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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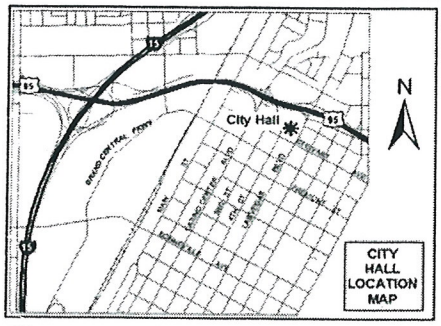
Return Service Requested
Official Notice of Public Hearing



RECEIVED
SEP 30 2009

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

Case: VAR-35746

13824117004
LEE EVERETT & MARIESSA
3133 MANTI PEAK AVE
NO LAS VEGAS NV 89081-6549

☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-35746 & SUP-35744
Planning Commission Meeting of 10/8/2009

CAVDS11 89081

116A

City of Las Vegas Agenda Item No.: **17.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

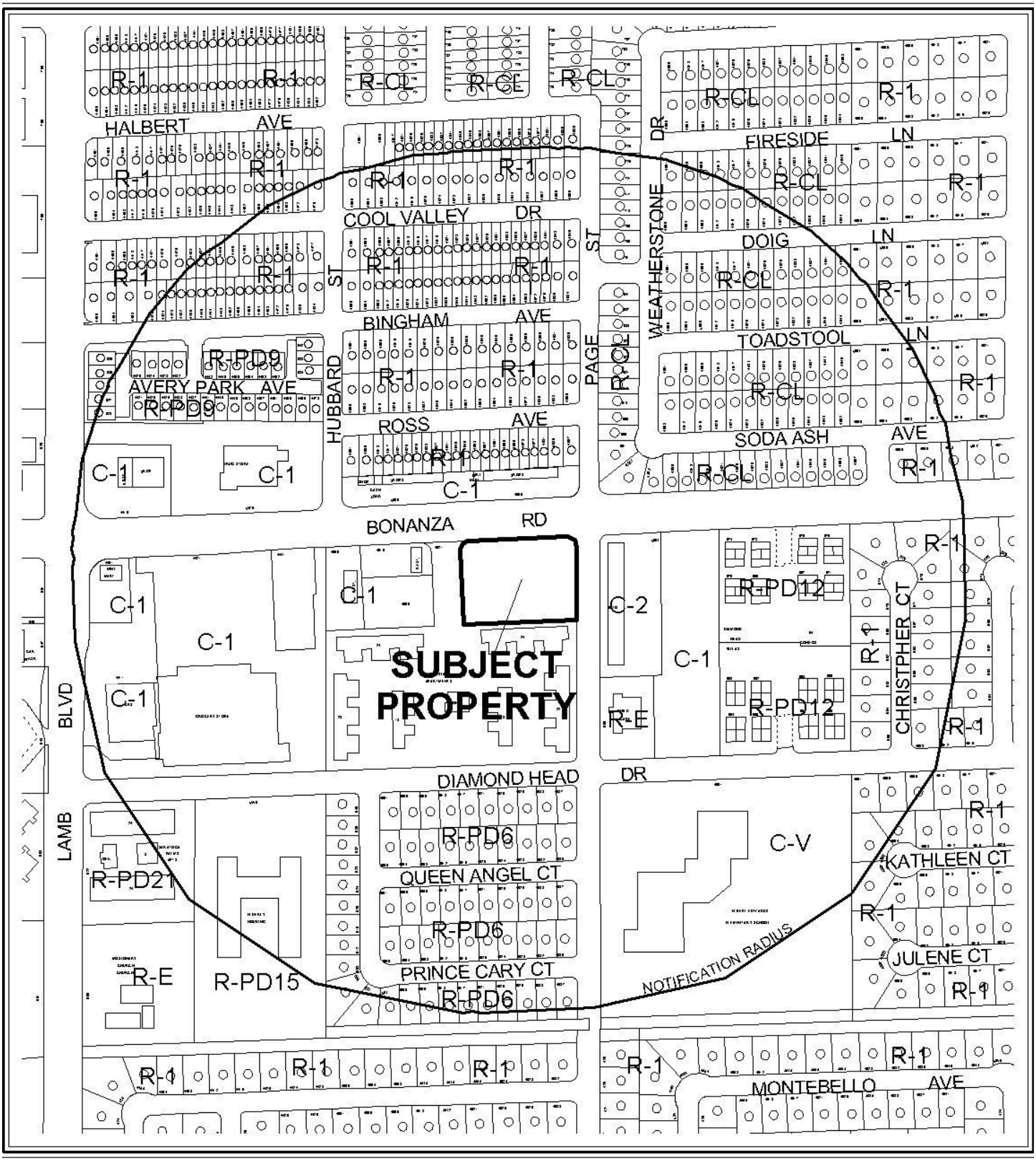
SUBJECT:
VAR-35754 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Variance TO ALLOW 19 PARKING SPACES WHERE 26 PARKING SPACES ARE REQUIRED FOR A PROPOSED GOVERNMENT FACILITY (FIRE STATION) on 1.45 acres at 4551 East Bonanza Road (APN 140-32-101-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

C.C.: 11/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard



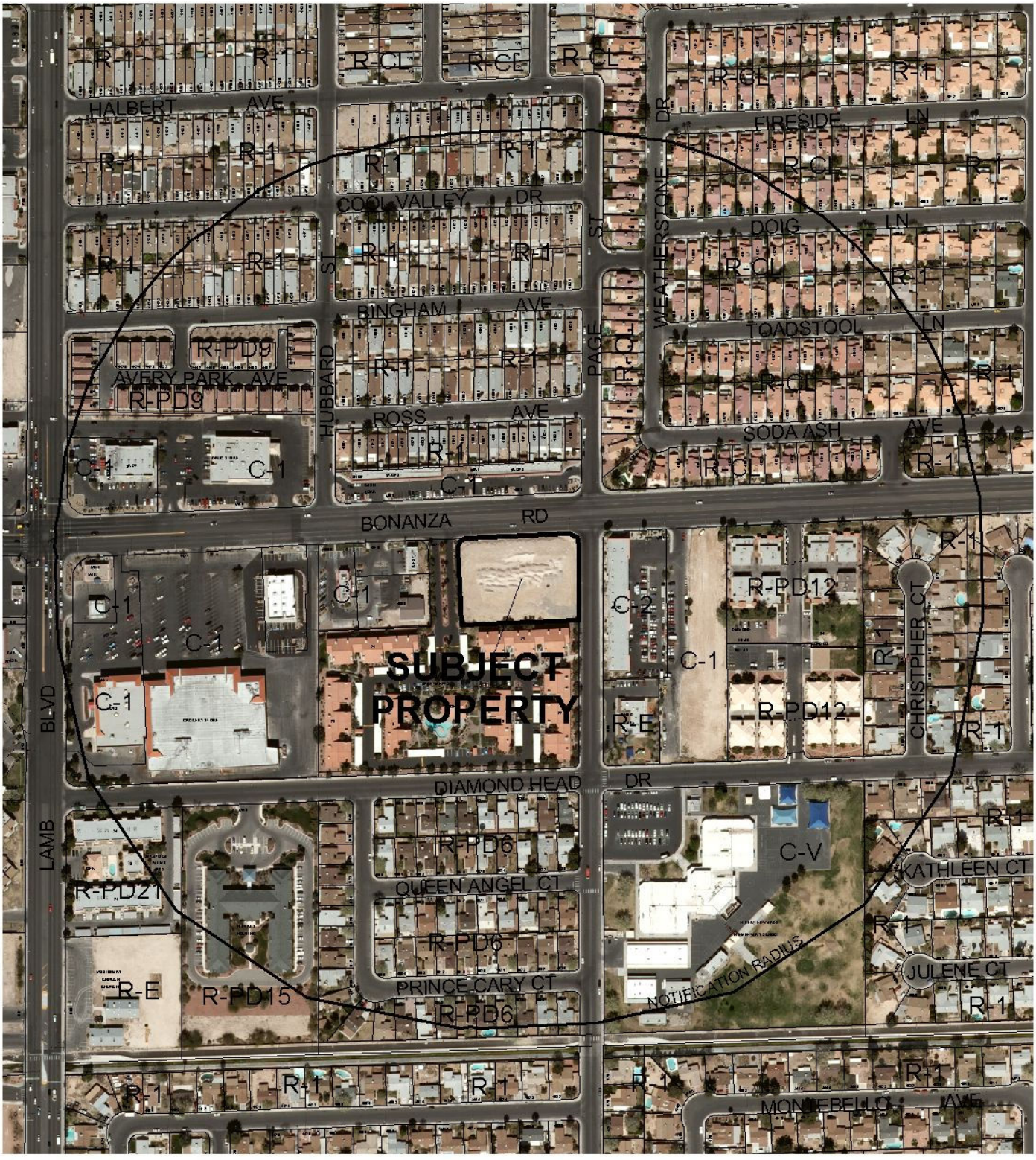
0 300 600 Feet

CASE: VAR-35754

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



0 300 600 Feet

CASE: **VAR-35754**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-35754 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-35751) if approved.

2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

GK

VAR-35754 - Staff Report Page One
October 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow 19 parking spaces where 26 are required for a proposed 7,600 square-foot Fire Station on an undeveloped lot at 4551 East Bonanza Road. This represents a 27% deviation from standard. Staff can support the Variance request, as the parking provided is adequate to meet the maximum staffing level for the fire station, as well as the limited number of visitors expected at the site. If this application is denied, the site would have to be redesigned to comply with Title 19 and the companion Site Development Plan Review (SDR-35751) would have to be denied.

Issues

- Approval of this request is necessary for the approval of a companion Site Development Plan Review (SDR-35751) for a proposed 7,600 square-foot Fire Station.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/04/95	The City Council approved a request for reclassification (Z-0145-94) of property located on the south side of Bonanza Road and the west side of Page Street from R-E (Residences Estates) to C-1 (Limited Commercial) associated with a proposed mini-storage facility. Planning Commission and Staff recommended approval.
05/26/98	The City Council approved a request for a Rezoning (Z-0018-98) on property located on the south side of Bonanza Road from R-E (Residence Estates) to C-1 (Limited Commercial) associated with a proposed commercial office and retail center use. Planning Commission and Staff recommended approval.
03/21/07	The City Council approved a request for a Site Development Plan Review (SDR-19116) for a one-story, 15,119 square foot child care center at 4551 East Bonanza Road. Planning Commission and Staff recommended approval. The Site Development Plan Review (SDR-19116) expired on 03/21/09.
03/21/07	The City Council approved a request for a Variance (VAR-19297) to allow a proposed building 11 feet from the rear property line where 20 feet is the minimum setback required at 4551 East Bonanza Road. Planning Commission and Staff recommended approval. The Variance (VAR-19297) expired on 03/21/09.
02/26/09	A deed was recorded for change of ownership at 4551 East Bonanza Road.
Related Building Permits/Business Licenses	
There are no related building permits or business licenses associated with the subject site.	

VAR-35754 - Staff Report Page Two
October 8, 2009 - Planning Commission Meeting

Pre-Application Meeting	
08/12/09	The Planning and Development Department met with the applicant and reviewed the requirements for a Site Development Plan Review and Variance application. • A Variance for the required on-site parking was discussed. • Public Works, Fire and Traffic concerns were also discussed.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	
Field Check	
09/03/09	Staff conducted a field inspection and noted a well maintained undeveloped lot.

Details of Application Request	
Site Area	
Net Acres	1.45 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
South	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Auto Repair Garage, Major	GC (General Commercial)	C-2 (General Commercial)
West	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

GK

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Government Facility	7,600	1:300	24	2	18	1	
Total			26		19		N

ANALYSIS

Per Title 19.04, a Government Facility requires one space per 300 square feet of gross floor area, resulting in the need for 26 spaces, two of which are required to be handicap accessible. The site plan depicts a total of 19 spaces, including one handicap accessible space, which is a 27% deviation from the standard. Staff can support the request for the parking Variance (VAR-35754) as a fire station is unlike a traditional government facility in that it will provide both work and living space for a specific number of employees, with minimal public access. The facility is expected to house no more than 12 firefighters at any time, and the parking provided is adequate.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070L states:
"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

The Variance is appropriate given the unique function of the facility and the maximum staffing level of the proposed fire station, and will not jeopardize the health or safety of the general public; therefore, staff is recommending approval of the request.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

ASSEMBLY DISTRICT 14

SENATE DISTRICT 10

NOTICES MAILED 476

APPROVALS 1

PROTESTS 0

GK

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-35754 APN: 140-32-101-005

Name of Property Owner: City of Las Vegas

Name of Applicant: Samuel D. Tolman, AIA, NCARB

Name of Representative: Samuel D. Tolman, AIA, NCARB

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Robin Yoakum

Print Name: Robin YOAKUM

Subscribed and sworn before me Christina Strong

This 25th day of August, 2009

Christina Strong

Notary Public in and for said County and State

CHRISTINA STRONG
Notary Public State of Nevada
No. 07-1185-1
My appt. exp. Jan. 4, 2011

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AUG 25 2009

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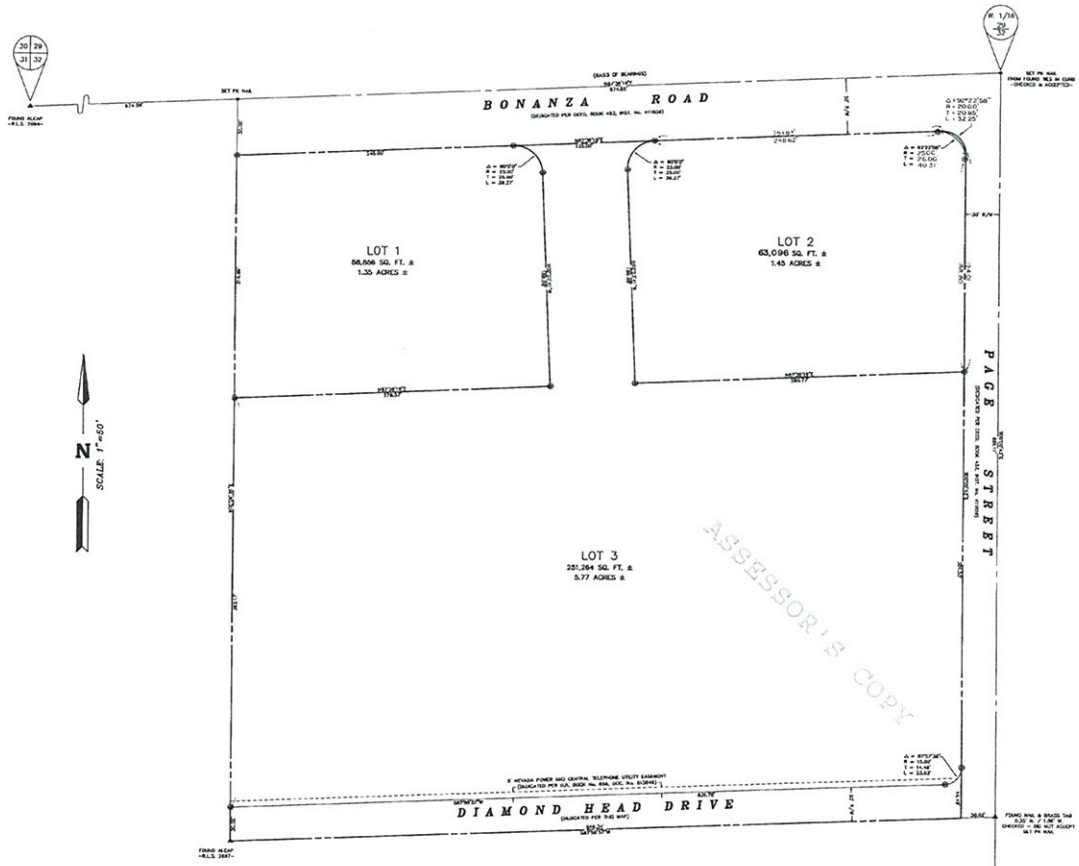

SURVEYOR'S CERTIFICATE

I, EUGENE HOUSTON, A REGISTERED LAND SURVEYOR IN THE STATE OF NEVADA, ACTING AS AGENT FOR ENGINEERS & SURVEYORS, INC., CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF R. V. JONES CORPORATION. THE LANDS SURVEYED LIE WITHIN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECT. 32, T. 20 S., R. 62 E., M.D.M.. THE SURVEY WAS COMPLETED ON APRIL 6, 1989. THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES AND ALL LOCAL ORDINANCES. THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

Eugene Houston
EUGENE HOUSTON
REGISTERED LAND SURVEYOR
NEVADA CERTIFICATE No. 8186

EUGENE HOUSTON 6/14/89 No. 8186

OWNER'S CERTIFICATE & DEDICATION

R. V. JONES CORPORATION DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND SUBDIVIDED WITHIN THE BOUNDARY SHOWN HEREON, DOES CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, HAS CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO PARCELS AND PUBLIC STREETS SHOWN HEREON, AND DOES HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS AS SHOWN HEREON TO THE CITY OF LAS VEGAS FOR THE USE OF THE PUBLIC AND PERMANENT EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN PUBLIC UTILITIES AND SUCH STREET GRADING AND DRAINAGE AS REQUIRED PER N.R.S. 278.510 THROUGH 278.630.

R. V. JONES CORPORATION

Robert V. Jones
ROBERT V. JONES

ACKNOWLEDGEMENT

STATE OF NEVADA

COUNTY OF CLARK

ON THIS 16TH DAY OF JUNE 1989, ROBERT V. JONES APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE OWNER'S CERTIFICATE.

MARK A. HEROT NOTARY PUBLIC - State of Nevada Appointment Recorded in Clark County No. Appointment Expires Oct. 17, 1992

Mark A. Herot
MARK A. HEROT
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES OCTOBER 17, 1992

APPROVALS

THIS IS TO CERTIFY THAT THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT, CITY OF LAS VEGAS ON THIS 13TH DAY OF July, 1989 DID APPROVE FOR PURPOSES OF LAND DIVISION AND ACCEPT IN BEHALF OF THE PUBLIC THIS MAP AND ANY TERMS OF THE OFFER OF DEDICATION PER N.R.S. 278.010 THROUGH 278.630.

HAROLD P. FOSTER – DIRECTOR

CARL D. PETERSON, RLS 6204 – PUBLIC WORKS

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., WHICH BEARS NORTH 87°36'19" EAST AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY RECORDER IN FILE 48 OF RECORDS OF SURVEY ON PAGE 90.

PM-38-89

VICINITY MAP

ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDERS CUMULATIVE MAP INDEX. NRS 278.5695

LEGEND

- ▲ FOUND MONUMENT AS INDICATED
- ● SET 5/8" REBAR W/ALUM. CAP R.L.S. 8186
- • SET MONUMENT AS INDICATED
- 27 LOT NUMBER
- R/W RIGHT-OF-WAY
- CENTERLINE
- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- EASEMENT LINE

ESI ENGINEERS & SURVEYORS INC.
7019 W. CHARLESTON BLVD. LAS VEGAS, NEVADA 89117 (702)383-8415

PARCEL MAP
FOR
R. V. JONES CORPORATION
A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.

DRAWN: SCF	DESIGN: SCF	CHKD: GENE	DATE: 6/89
W.O. No. 5480	H.SCALE: 1"=50'	V.SCALE:	SHEET 1 OF 1

No. 00619
FILED AT THE REQUEST OF:
ENGINEERS & SURVEYORS, INC
DATE 7/19/89 AT 12:44 M
FILE 061 PAGE 0050
OF PARCEL MAPS
OFFICIAL RECORDS BOOK No.
890719
CLARK COUNTY, NEVADA RECORDS
JOAN L. SWIFT, RECORDER
FEE 10.00 DEPUTY CJK

PARCEL FILE 61 PG 50

VAR-35754
10/08/09 PC

FILE 061 PAGE 0050

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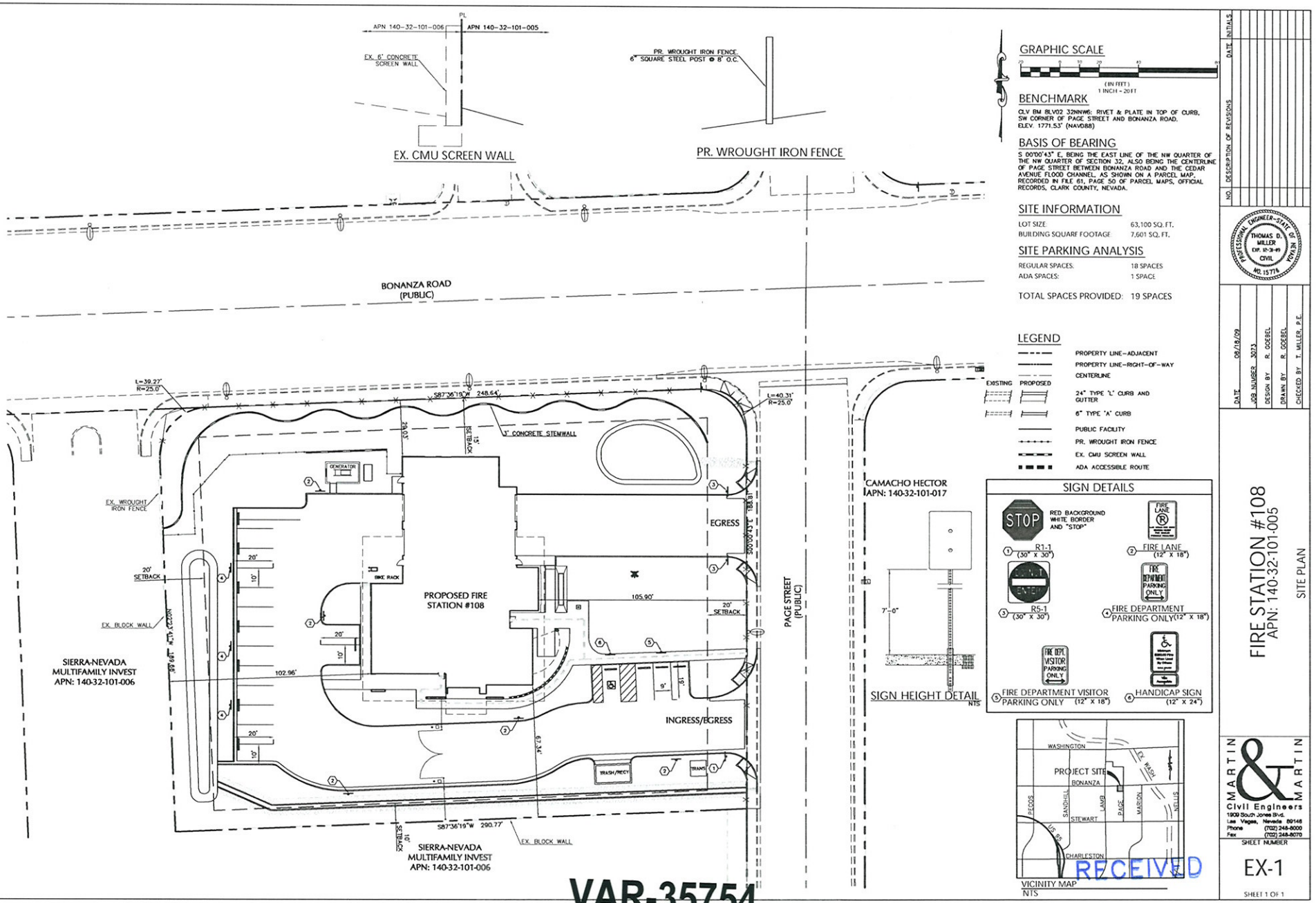
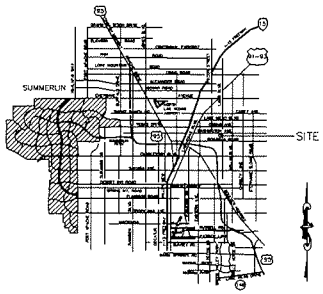


VAR-35754
10/08/09 PC



VICINITY MAP

PLANTING AREAS: DECOMPOSED GRANITE SHALL BE INSTALLED IN ALL PLANTING AREAS. INSTALL 3/8" MINUS 2" DEEP. ("MINERAL PARK" CHERRY MIST) - 60% AGGREGATE, 40% FINES.

BOULDERS: "MINERAL PARK" (CHERRY MIST) SIZE 3' AND 4'. ORIENT FOR BEST APPEARANCE.

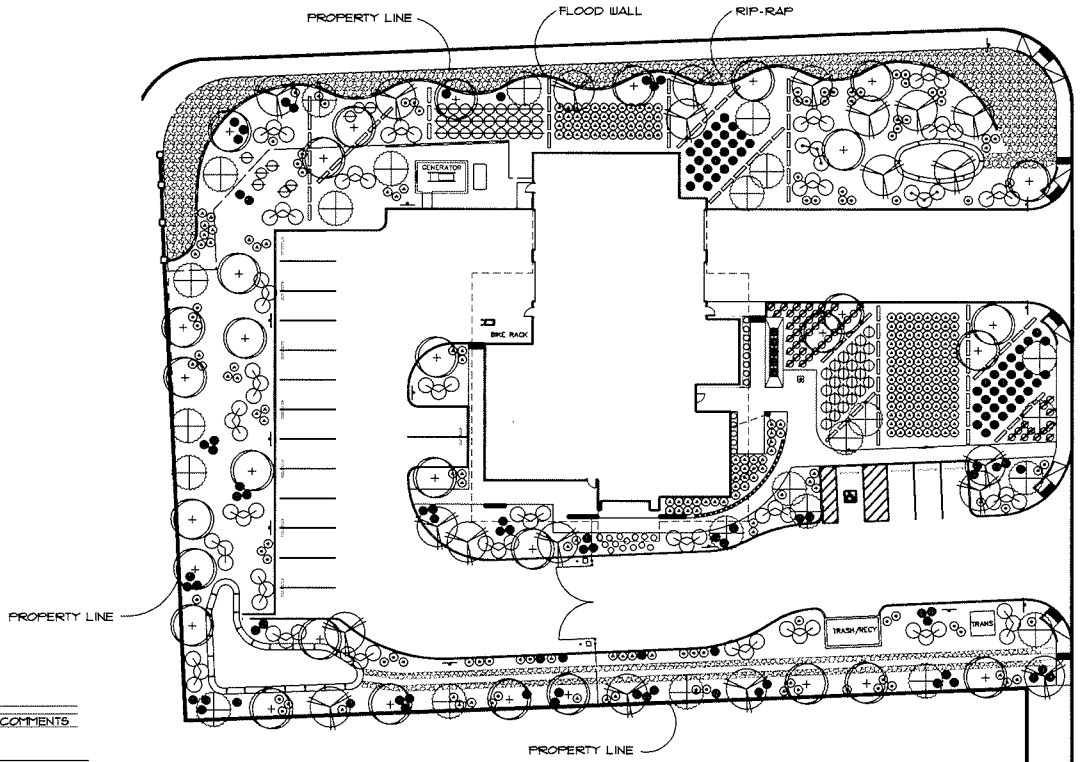
MISCELLANEOUS

DECOMPOSED GRANITE SOURCE:
MINERAL PARK DECORATIVE ROCK
8275 N. MINERAL PARK ROAD
KINGMAN, AZ 86413
(702) 275-1371 CONTACT: ROBIN MICKELSON

PLANT MATERIAL SOURCE:
MONROVIA GROWERS
P.O. BOX 1385
AZUSA, CA 91702-1385
(800) 999-9321

PLANT SCHEDULE

SYMBOL	QTY.	SIZE	BOTANICAL/COMMON NAME	COMMON NAME	SPACING/COMMENTS
TREES					
	17	36" BOX	CERCIDUM 'DESERT MUSEUM'	MUSEUM PALO VERDE	STANDARD
	35	36" BOX	ACACIA STENOPHYLLA	SHOESTRING ACACIA	STANDARD
	31	36" BOX	VITEX AGNUS-CASTUS	CHASTE TREE	STANDARD
SHRUBS & GROUNDCOVER					
	25	5 GAL.	CASSIA NEMOPHILA	GREEN CASIA	5'-Ø" O.C.
	54	5 GAL.	DASYLIRION TEXANUM	GREEN DESERT SPOON	4'-Ø" O.C.
	42	5 GAL.	FOUQUIERIA SPLENDENS	OCOTILLO	3'-Ø" O.C.
	73	5 GAL.	HESPERALOE PARVIFLORA	RED YUCCA	3'-Ø" O.C.
	63	5 GAL.	HESPERALOE PARVIFLORA	YELLOW YUCCA	4'-Ø" O.C.
	214	5 GAL.	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	3'-Ø" O.C.
	26	5 GAL.	MUH. CAPILLARIS 'REGAL MIST'	REGAL MIST DEER GRASS	3'-Ø" O.C.
	76	12"W X 12"H X 6' LONG SANDSTONE BLOCKS			



Landscape Plan

Scale: 1"=20'-0"

NORTH

PLANTING NOTES:

1) Contractor shall be responsible for all permits, coordination, scheduling, utility verification and damage to other trades and/or utilities, as per contract general conditions.

2) Contractor shall verify all site conditions and report any and all discrepancy to the Landscape Architect and Construction Project Representative prior to starting construction.

3) Contractor shall verify locations of existing underground utilities prior to start of construction. Call before you Dig 1-800-227-2600.

4) Contractor shall limit work areas to that shown on the drawings.

5) Contractor shall perform finish grading modifications to areas requiring grading, or as directed by the Construction Project Representative. Grade areas smooth to minimize irregularities and low spots.

6) Layout of all plant material in planting areas shall be approved by the Construction Project Representative prior to installation. Coordinate these areas with irrigation layout.

7) Plant quantities are for convience only. CONTRACTOR IS RESPONSIBLE TO VERIFY.

8) See details and specifications for planting procedures.

9) See details and specifications for decomposed granite procedures.

10) Contractor shall excavate and remove all caliche encountered during planting operations. Excavate to the required depth as indicated on the drawings. Remove and properly dispose of excavated caliche from site.

Call before you Dig. 1-800-227-2600

VAR-35754
SDR-35751
10/08/09 PC - REVISED

SEP 02 2009

CITY OF LAS VEGAS NEVADA

DEPARTMENT OF PUBLIC WORKS

CITY OF LAS VEGAS, NEVADA
FIRE STATION #108
(BONANZA RD & PAGE ST)
Landscape Plan

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

ARCHITECT OF RECORD
SAMUEL D. TOLMAN, AIA, NCARB
400 EAST STEWART AVENUE
LAS VEGAS, NEVADA 89101
PHONE: (702) 229-6828
FAX: (702) 382-3232
TDD: (702) 386-9108

DRAWN: CLEMB
FILE: TV406-L2
DATE: 8/19/09
SCALE: 1"=20'-0"
BID NO: 08153410B
CONTRACT NO: 630-107

SHT NO: L2

VAR-35754 - APPLICANT/OWNER: CITY OF LAS VEGAS
4551 EAST BONANZA ROAD
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

VAR-35754 - APPLICANT/OWNER: CITY OF LAS VEGAS
4551 EAST BONANZA ROAD
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

VAR-35754 - APPLICANT/OWNER: CITY OF LAS VEGAS
4551 EAST BONANZA ROAD
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

VAR-35754 - APPLICANT/OWNER: CITY OF LAS VEGAS
4551 EAST BONANZA ROAD
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
DAVID W. STEINMAN,
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER

JORGE CERVANTES
PUBLIC WORKS DIRECTOR

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

OFFICE 702.229.6535

FAX 702.384.4846

TDD 702.386.9108

www.lasvegasnevada.gov

August 24, 2009

HAND DELIVERED

City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, NV 89101

SUBJECT: Justification Letter for the request for parking variance of CLV Fire Station #108.

To whom it may concern:

This is to serve as a justification letter for City of Las Vegas Fire Station #108, located on a portion of the property at the intersection of Bonanza Road and Page Street; assessors parcel no 140-32-101-005.

The City of Las Vegas is building this fire station in order to keep up with the growing demands for providing fire and life safety services to the citizens of the Las Vegas valley and in order to maintain their present ISO Class 1 insurance rating. The fire station will be designed as a sustainable facility to attain LEED Silver certification to comply with the City Council's resolution for all new City facilities. The fire station is located on a parcel of land that has a zoning designation of C-1, with a general plan designation of Service Commercial (SC). As we understand it, the (SC) designation allows low to medium intensity retail, office, other commercial uses that serve primarily local area patrons such as neighborhood shopping centers, theaters and other places of public assembly and public or semi-public use. It is our understanding that although governmental facilities such as fire stations are not expressly stated in the general plan, that the use is inferred.

Parking: The C-PB zoning designation requires 1 parking space per 300 square feet of building space. This would require that 26 parking spaces be provided for our 7,600 s.f. fire station. We are providing a total of 19 parking spaces for this project as the total maximum occupant load will be12 persons for this facility. The amount of parking we are providing will meet the needs of the fire station personnel during shift change and will also accommodate the parking needs for members of the public who occasionally visit the fire station. The fire department has approved the number of parking spaces provided at this facility.

Sincerely,

Erik Singman
Designer, CLV Office of Architectural Services

Enc: 1. Site Plan - 24X36 in size.
2. Site Plan - 8.5x11 in size.
3. Justification Letter

VAR-35754
10/08/09 PC - REVISED

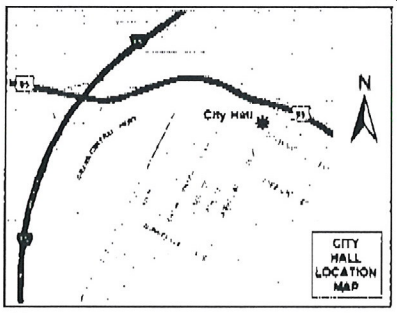
SEP 0 2 2009

4. Deed & Legal Description
5. Copy of assessors parcel map
6. Application/Petition Form w/ original signature.
7. Pre-Application Submittal Checklist.
8. Statement of Financial Interest, w/ original signature.

VAR-35754
10/08/09 PC - REVISED

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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SEP 29 2009

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

Case: VAR-35754

14032111044
GARCIA MONTANA L
4605 DIAMOND HEAD DR
LAS VEGAS NV 89110-3417

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-35754 & SDR-35751
Planning Commission Meeting of 10/8/2009

GAV0511 89110

17A

City of Las Vegas Agenda Item No.: **18.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

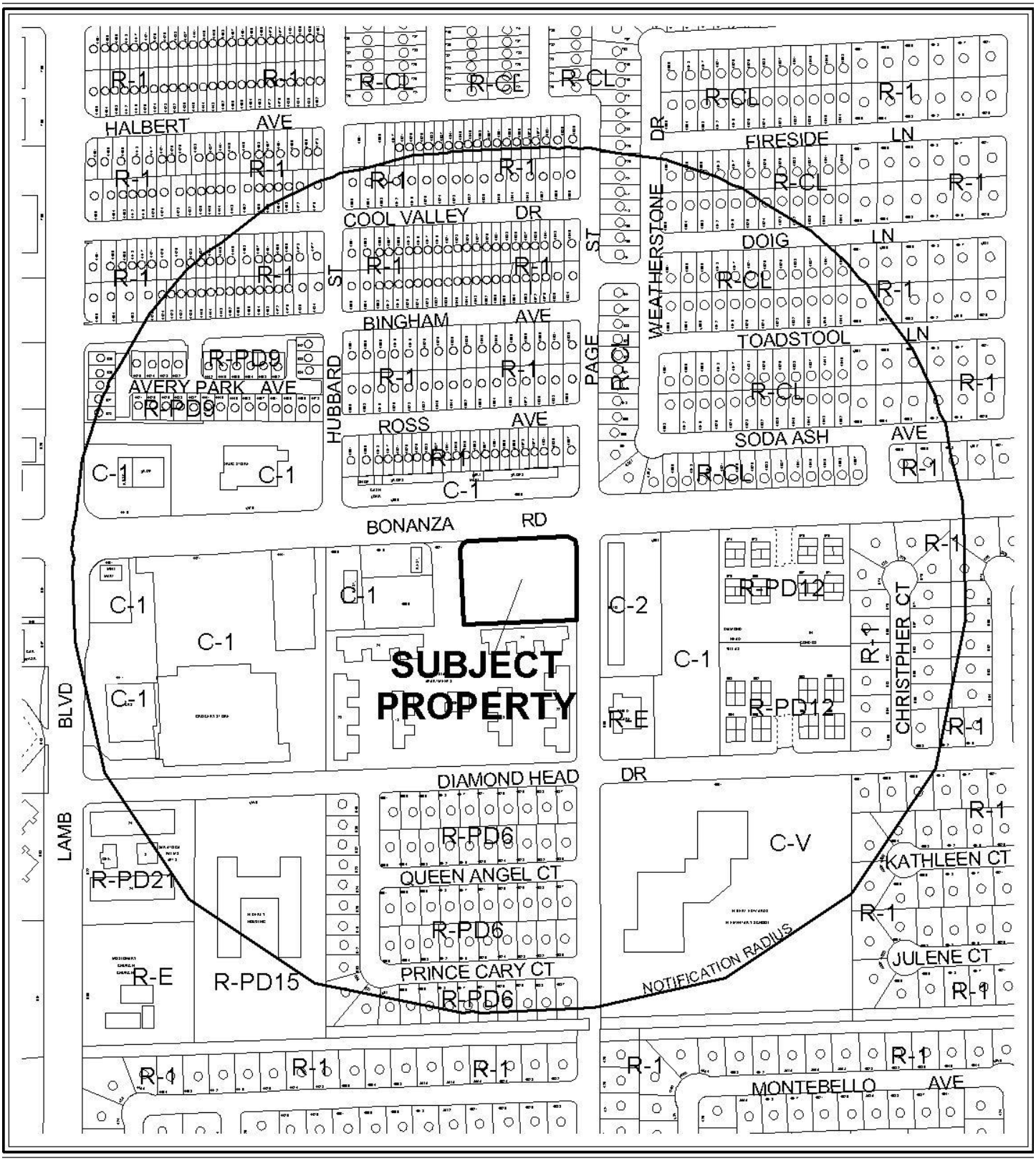
SUBJECT:
SDR-35751 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35754 - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Request for a Site Development Plan Review FOR A PROPOSED 7,600 SQUARE-FOOT GOVERNMENT FACILITY (FIRE STATION) WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER BETWEEN THE SIDEWALK AND BACK OF CURB WHERE FIVE FEET IS REQUIRED ALONG ARTERIAL STREETS ONE HUNDRED FEET AND WIDER (BONANZA ROAD) on 1.45 acres at 4551 East Bonanza Road (APN 140-32-101-005), C-1 (Limited Commercial) Zone, Ward 3 (Reese)

C.C.: 11/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Support Postcard



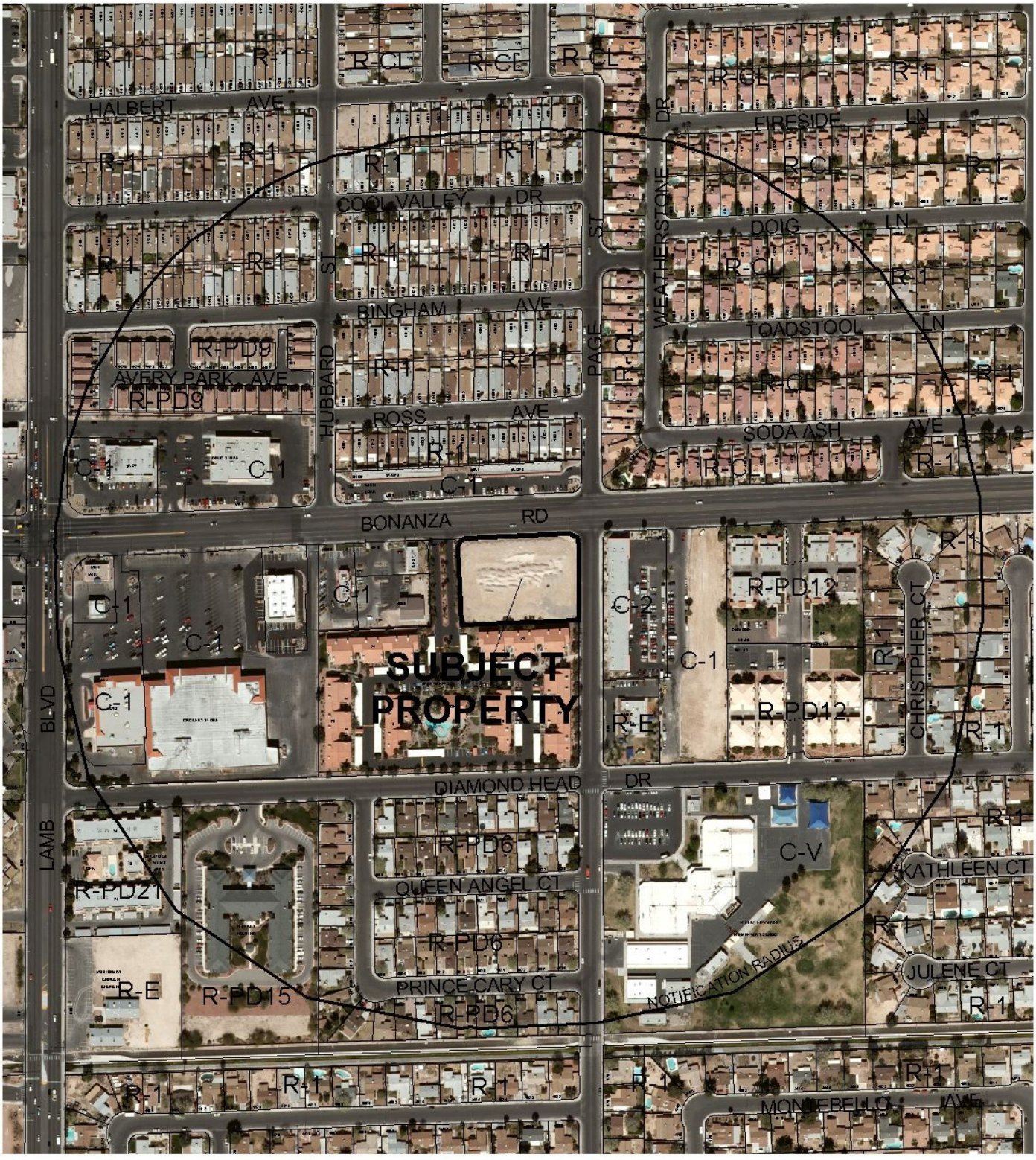
0 300 600 Feet

CASE: **SDR-35751**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N



0 300 600 Feet

CASE: **SDR-35751**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-35751 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. Conformance to the conditions for Variance (VAR-35754) if approved.

2. No phasing shall be permitted; all landscaping must be planted prior to the issuance of a Certificate of Occupancy.

3. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All development shall be in conformance with the site plan, floor plan, and building elevations, date stamped 08/25/09, and the landscape plan date stamped 09/02/09 except as amended by conditions herein.

5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

6. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

7. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

10. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

11. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Construct all incomplete half-street improvements on Bonanza Road (sidewalk) adjacent to this site concurrent with development of this site.

14. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

15. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

17. Site development to comply with all applicable conditions of approval for Z-18-98 and all other site-related actions.

SDR-35751 - Staff Report Page One
October 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Site Development Plan Review for a proposed 7,600 square-foot Fire Station with a Waiver of the Title 19.12.040(F) Perimeter Landscape Buffer Requirements to allow a zero-foot landscape buffer separating the sidewalk from the back of street curb along Bonanza Road where a five-foot wide landscape buffer is required on an undeveloped lot at 4551 East Bonanza Road. The proposed fire station is meant to keep up with the growing demand for providing life safety services to the citizens of the Las Vegas Valley. The fire station is to be constructed on 1.45 acres and will be designed as a sustainable facility to attain LEED Silver certification. If this application is denied, approval of a new Site Development Plan Review would be required prior to development of the site. The proposed Fire Station is harmonious and compatible with the surrounding land uses; therefore, staff is recommending approval of this application.

Issues

- Approval of a companion Variance (VAR-35754) to allow 19 parking spaces where 26 are required is necessary for this request to be approved. Staff can support the companion Variance request, as the parking provided is adequate to meet the maximum staffing level for the fire station, as well as the limited number of visitors expected at the site.
- The proposed development is not consistent with Title 19.12.040 which requires "any sidewalk along arterial streets one hundred feet and wider to be separated from the back of the street curb by a minimum five-foot wide landscape buffer." The applicant has requested a Waiver to address this issue, and staff can support the request as the existing sidewalk is located at the back of curb for the subject site and adjacent properties.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
01/04/95	The City Council approved a request for reclassification (Z-0145-94) of property located on the south side of Bonanza Road and the west side of Page Street from R-E (Residences Estates) to C-1 (Limited Commercial) associated with a proposed mini-storage facility. Planning Commission and Staff recommended approval.
05/26/98	The City Council approved a request for a Rezoning (Z-0018-98) on property located on the south side of Bonanza Road from R-E (Residence Estates) to C-1 (Limited Commercial) associated with a proposed commercial office and retail center use. Planning Commission and Staff recommended approval.

03/21/07	The City Council approved a request for a Site Development Plan Review (SDR-19116) for a one-story, 15,119 square foot child care center at 4551 East Bonanza Road. Planning Commission and Staff recommended approval. The Site Development Plan Review (SDR-19116) expired on 03/21/09.
03/21/07	The City Council approved a request for a Variance (VAR-19297) to allow a proposed building 11 feet from the rear property line where 20 feet is the minimum setback required at 4551 East Bonanza Road. Planning Commission and Staff recommended approval. The Variance (VAR-19297) expired on 03/21/09.
02/26/09	A deed was recorded for change of ownership at 4551 East Bonanza Road.
Related Building Permits/Business Licenses	
There are no related building permits or business licenses associated with the subject site.	
Pre-Application Meeting	
08/12/09	The Planning and Development Department met with the applicant and reviewed the requirements for a Site Development Plan Review and Variance application. • A Variance for the required on-site parking was discussed. • Public Works, Fire and Traffic concerns were also discussed.
Neighborhood Meeting	
A neighborhood meeting is not required, nor was one held.	
Field Check	
09/03/09	Staff conducted a field inspection and noted a well maintained undeveloped lot.

Details of Application Request	
Site Area	
Net Acres	1.45 acres

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	SC (Service Commercial)	C-1 (Limited Commercial)
North	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
South	Multi-Family Residential	M (Medium Density Residential)	R-3 (Medium Density Residential)
East	Auto Repair Garage, Major	GC (General Commercial)	C-2 (General Commercial)
West	Restaurant	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts		X	N/A
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.050, the following development standards shall apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	188 Feet	Y
Min. Setbacks			
• Front	20 Feet	105 Feet	Y
• Side	10 Feet	63 Feet	Y
• Corner	15 Feet	29 Feet	Y
• Rear	20 Feet	102 Feet	Y
Max. Building Height	N/A	31 Feet	Y
Trash Enclosure	Screened, Gated, with a Roof or Trellis	Screened, Gated, with a Roof or Trellis	Y
Mech. Equipment	Screened	Screened	Y

Landscaping and Open Space Standards				
Standards	*Required*		*Provided*	*Compliance*
	Ratio	*Trees*		
Parking Area	1 Tree / 6 Spaces	4 Trees	7 Trees	Y
Buffer:				
Min. Trees				
• South, West	1 Tree / 20 Linear Feet	25 Trees	25 Trees	Y
• North, East	1 Tree / 30 Linear Feet	13 Trees	16 Trees	Y
TOTAL		42 Trees	48 Trees	Y
Min. Zone Width				
• South	15 Feet		17 Feet	Y
• West	15 Feet		32 Feet	Y
• North	15 Feet		25 Feet	Y
• East	15 Feet		25 Feet	Y
Wall Height	6-8 Feet		8 Feet	Y

GK

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Government Facility	7,600 SF	1:300	24	2	18	1	
TOTAL			26		19		N

Waivers		
Request	**Requirement**	**Staff Recommendation**
A zero-foot landscape buffer separating the sidewalk from the back of street curb along Bonanza Road	5 Feet	Approval

ANALYSIS

The site complies with all Title 19 requirements with the exception of required landscaping and parking. Per Title 19.04, a Government Facility requires one space per 300 square feet of gross floor area, resulting in the need for 26 spaces, two of which are required to be handicap accessible. The site plan depicts a total of 19 spaces, including one handicap accessible space, which is a 27% deviation from standard. A companion Variance (VAR-35754) has been submitted to address this issue.

Per Title 19.12.040, sidewalks along arterial streets 100-feet and wider shall be separated from the back of the street curb by a minimum of five feet of landscape buffer area. The landscape plan depicts a zero-foot landscape buffer, which is a five foot deviation from standard. The applicant has requested a Waiver to address this issue. Staff can support the requested Waiver as the proposed landscape plan conforms to the surrounding properties to the north, east, and west, which also do not provide a landscape buffer between the sidewalk and Bonanza Road.

Per Title 19.10, the On-Site Parking Lot Landscaping Standards require one parking lot landscape island for every six parking spaces and one 24-inch box tree for every landscape island. The landscape plan depicts an acceptable alternate design in which the required parking lot landscape islands are omitted but the required 24-inch box trees for every landscaped island are provided along the west landscape buffer adjacent to the parking stalls. These added trees along the west buffer are in excess of the trees already required per Title 19.12 Perimeter Landscape Buffer Standards. The landscape plan is harmonious and compatible with the surrounding area and will not negatively impact the adjacent properties.

The overall site is accessed from Page Street. This street is indicated as a 60-foot Right-Of-Way, and provides adequate access and circulation for pedestrians, vehicles, and fire trucks.

The building is being designed to meet LEED Silver certification, in accordance with the City's Green Building Resolution. The elevations are well articulated by the use of variations in height and massing. The applicant has also included a variety of colors, materials, and windows, including stone veneer and a double lock standing roof seam. The elevations and materials proposed are appropriate and harmonious with the surrounding neighborhood.

FINDINGS

The following findings must be made for a Site Development Plan Review:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed Fire Station is compatible with adjacent development in the area because it is zoned C-1 (Limited Commercial) and should not negatively impact surrounding land uses.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed project is consistent with the General Plan. The development does not comply with the parking and landscaping standards of Title 19; however, the applicant has requested a Variance from the parking standards and a Waiver of the landscape requirements in conjunction with this Site Development Plan Review.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The site will have access from Page Street. The existing street network will be adequate to serve the proposed use. The site access and on-site circulation will not negatively impact adjacent roadways or neighborhood traffic.

4. **Building and landscape materials are appropriate for the area and for the City;**

   Building and landscape materials are appropriate for the area and for the City.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The submitted building elevations create an orderly and aesthetically pleasing environment, and will be harmonious and compatible with development in the area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed development will be subject to inspection by the City and will not compromise the health, safety and welfare of the general public.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 7

ASSEMBLY DISTRICT 14

SENATE DISTRICT 10

NOTICES MAILED 476

APPROVALS 1

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-35751 APN: 140-32-101-005

Name of Property Owner: City of Las Vegas

Name of Applicant: Samuel D. Tolman, AIA, NCARB

Name of Representative: Samuel D. Tolman, AIA, NCARB

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Robin Yoakum

Print Name: Robin Yoakum

Subscribed and sworn before me Christina Strong

This 25th day of August, 2009

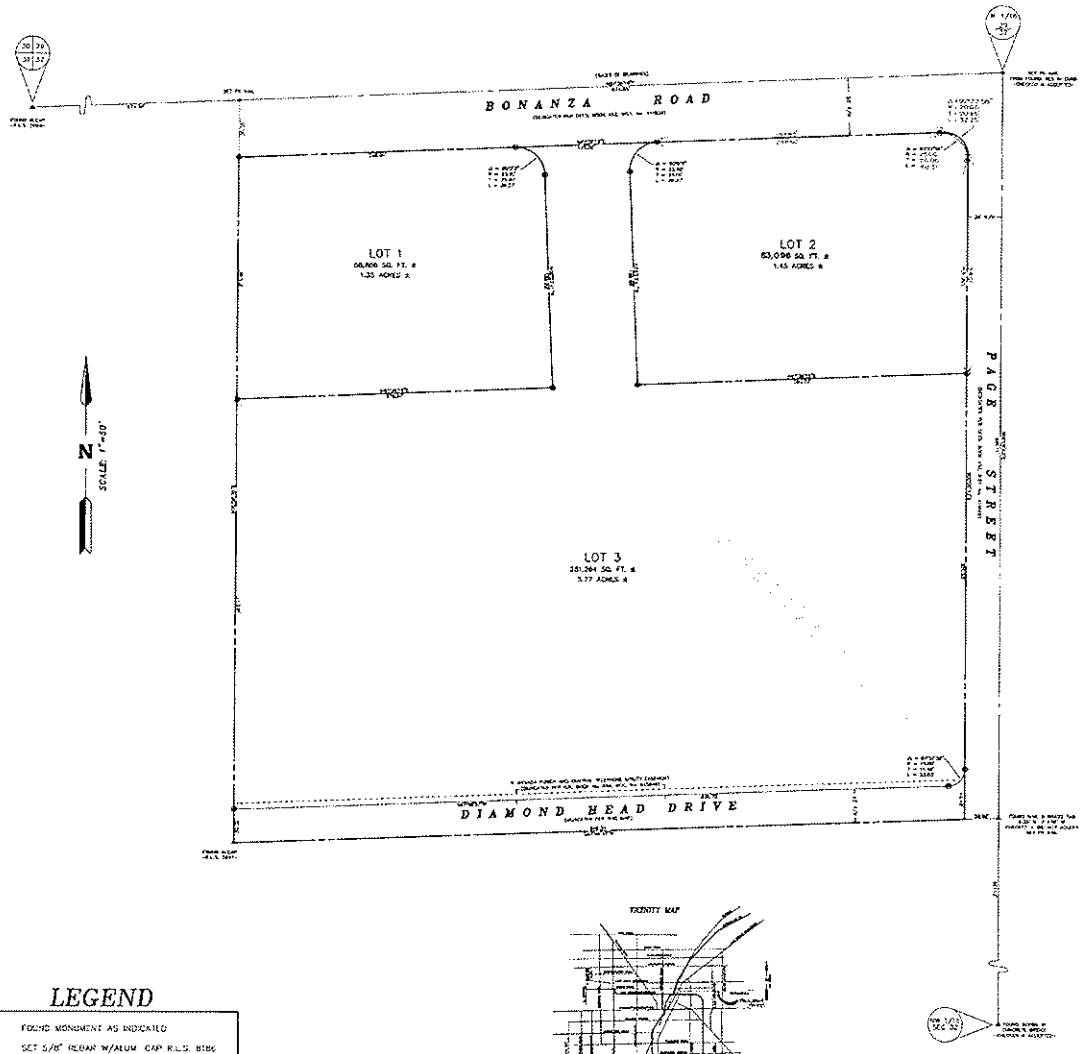
Christina Strong
Notary Public in and for said County and State

CHRISTINA STRONG
Notary Public State of Nevada
No. 07-1185-1
My appt. exp. Jan. 4, 2011

RECEIVED
AUG 25 2009

BOOK 890719

00619



SURVEYOR'S CERTIFICATE

I, EUGENE HOUSTON, A REGISTERED LAND SURVEYOR IN THE STATE OF NEVADA, ACTING AS AGENT FOR ENGINEERS & SURVEYORS, INC., CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF R. V. JONES CORPORATION. THE LANDS SURVEYED LIE WITHIN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECT. 32, T. 20 S., R. 62 E., M.D.M. THE SURVEY WAS COMPLETED ON APRIL 6, 1989. THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES AND ALL LOCAL ORDINANCES. THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED

Eugene Houston
EUGENE HOUSTON
REGISTERED LAND SURVEYOR
NEVADA CERTIFICATE No. 6186

OWNER'S CERTIFICATE & DEDICATION

R. V. JONES CORPORATION DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE LAND SUBDIVIDED WITHIN THE BOUNDARY SHOWN HEREON, DOES CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, HAS CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO PARCELS AND PUBLIC STREETS SHOWN HEREON, AND DOES HEREBY OFFER AND DEDICATE ALL PUBLIC STREETS AS SHOWN HEREON TO THE CITY OF LAS VEGAS FOR THE USE OF THE PUBLIC AND PERMANENT EASEMENTS AS SHOWN HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF SUBTERRANEAN PUBLIC UTILITIES AND SUCH STREET GRADING AND DRAINAGE, AS REQUIRED PER N.R.S. 278.510 THROUGH 278.630.

R. V. JONES CORPORATION

Robert V. Jones
ROBERT V. JONES

ACKNOWLEDGEMENT

STATE OF NEVADA

COUNTY OF CLARK

ON THIS 16TH DAY OF JUNE 1989, ROBERT V. JONES APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT HE EXECUTED THE ABOVE OWNER'S CERTIFICATE

Mark A. Heriot
MARK A. HERIOT
NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES OCTOBER 17, 1992

APPROVALS

THIS IS TO CERTIFY THAT THE DIRECTOR OF THE DEPARTMENT OF COMMUNITY PLANNING AND DEVELOPMENT, CITY OF LAS VEGAS ON THIS 13th DAY OF July 1989 DID APPROVE FOR PURPOSES OF LAND DIVISION AND ACCEPT ON BEHALF OF THE PUBLIC THIS MAP AND ANY TERMS OF THE OFFER OF DEDICATION PER N.R.S. 278.610 THROUGH 278.630

Harold P. Foster
HAROLD P. FOSTER - DIRECTOR

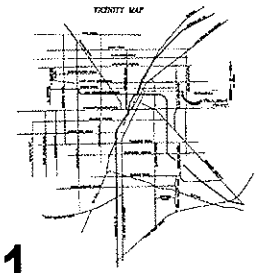
Carl D. Peterson
CARL D. PETERSON, NLS 6706 - PUBLIC WORKS

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., WHICH BEARS NORTH 87°36'15" EAST AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY RECORDER IN FILE 48 OF RECORDS OF SURVEY ON PAGE 90

PM-38-89

VICINITY MAP



ANY SUBSEQUENT CHANGES TO THIS MAP SHOULD BE EXAMINED AND MAY BE DETERMINED BY REFERENCE TO THE COUNTY RECORDERS CUMULATIVE MAP INDEX
NRS 278.5695

LEGEND

- ▲ FOUND MONUMENT AS INDICATED
- ● SET 5/8" REBAR W/ALUM. CAP R.L.S. 6186
- • SET MONUMENT AS INDICATED
- 27 LOT NUMBER
- R/W RIGHT-OF-WAY
- ——— CENTERLINE
- ——— RIGHT-OF-WAY LINE
- ——— BOUNDARY LINE
- ——— EASEMENT LINE

ESI ENGINEERS & SURVEYORS, INC.
1919 W. CHARLESTON BLVD. LAS VEGAS, NEVADA 89117 (702)385-6413

PARCEL MAP
FOR
R. V. JONES CORPORATION

A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 32, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M.

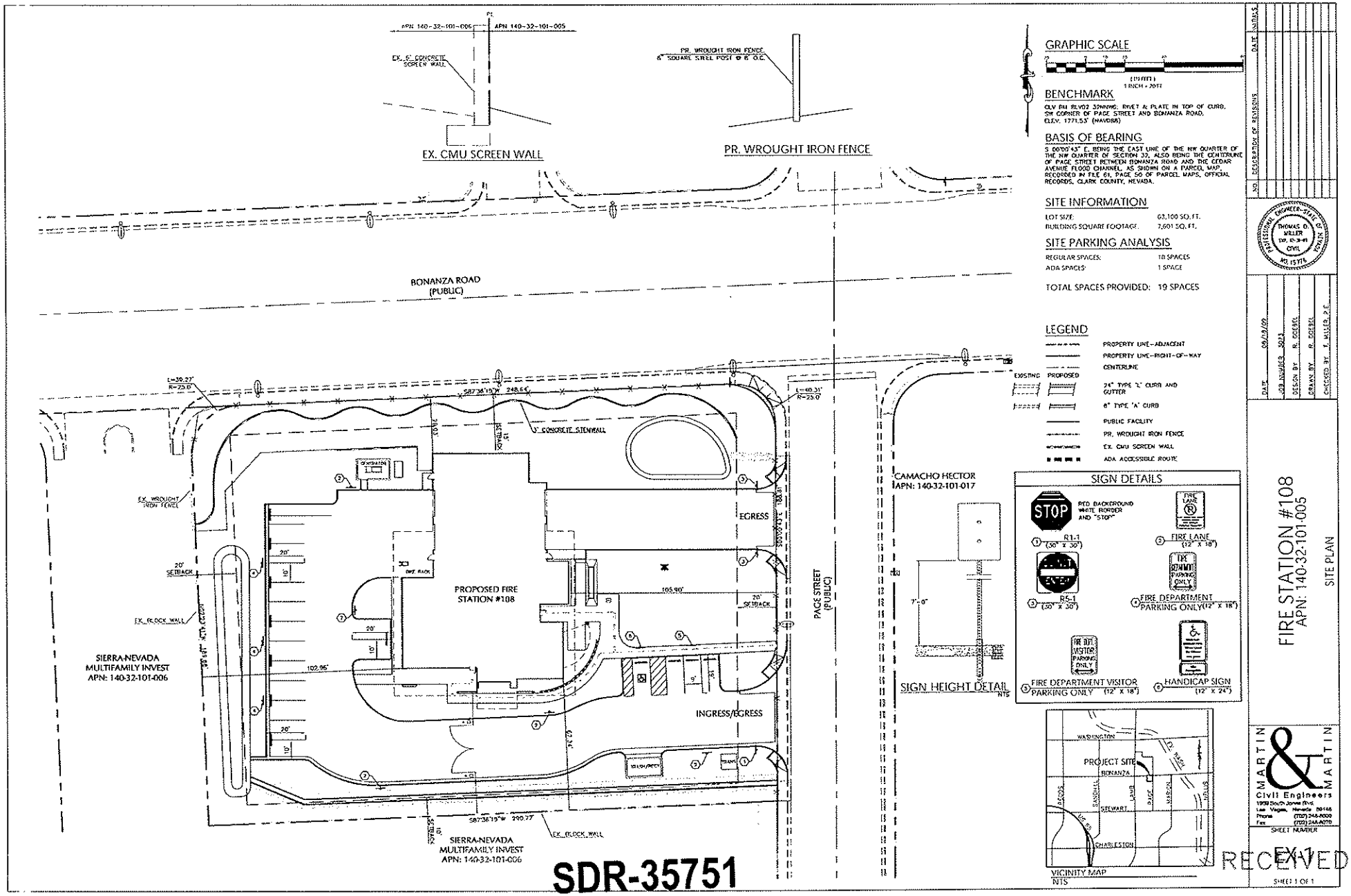
DRAWN: SCF	DESIGN: SCF	CHKD: GENE	DATE: 6/89
W.O. No. 5480	HORIZ: 1"=50'	VSCALE:	SHEET 1 OF 1

No. 00619
FILED AT THE REQUEST OF:
ENGINEERS & SURVEYORS, INC
DATE 7-19-89 AT 12:44 P.M.
IN BOOK 061 PAGE 0050
OF PARCEL MAPS
OFFICIAL RECORDS BOOK No. 890719
CLARK COUNTY, NEVADA RECORDS
JOAN L. SMITH, RECORDER
FEE: 10.00

SDR-35751
10/08/09 PC

RECEIVED
FILE 061 PAGE 0050
AUG 25 2009

FILE 61
PG 50



SDR-35751
10/08/09 PC

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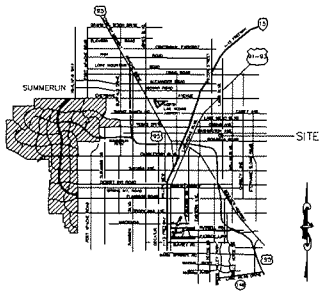
AUG 25 2009



VICINITY MAP

PLANTING AREAS: DECOMPOSED GRANITE SHALL BE INSTALLED IN ALL PLANTING AREAS. INSTALL 3/8" MINUS 2" DEEP. ("MINERAL PARK" CHERRY MIST) - 60% AGGREGATE, 40% FINES.

BOULDERS: "MINERAL PARK" (CHERRY MIST) SIZE 3' AND 4'. ORIENT FOR BEST APPEARANCE.

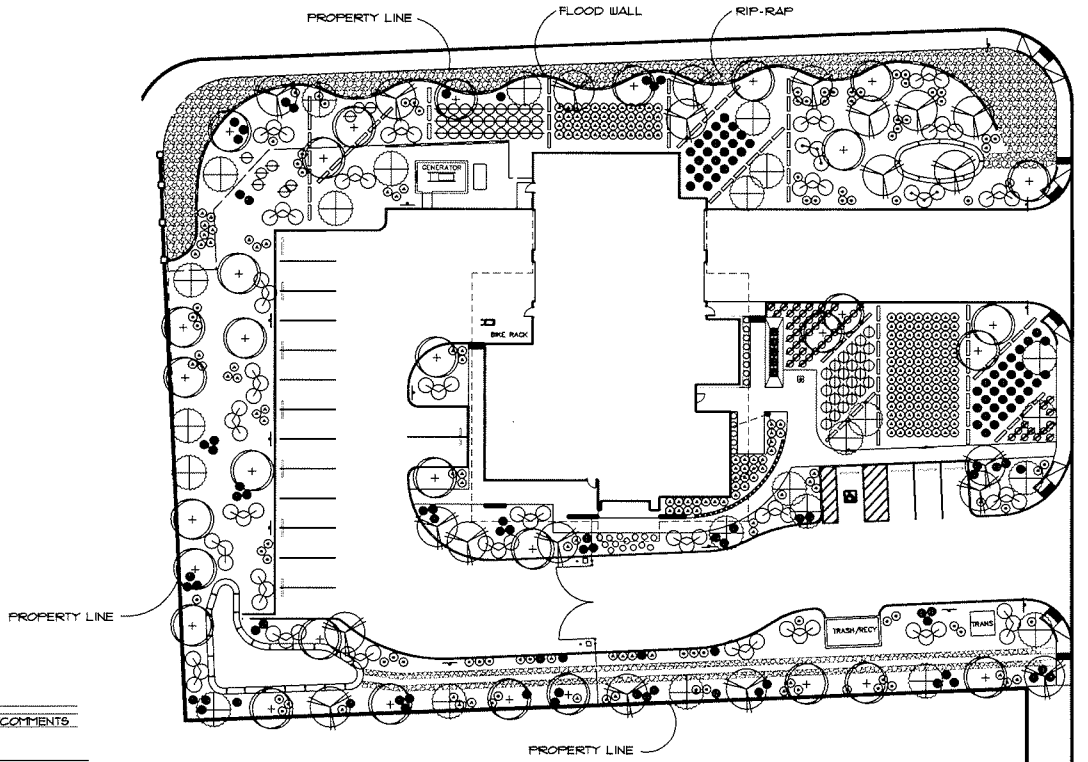
MISCELLANEOUS

DECOMPOSED GRANITE SOURCE:
MINERAL PARK DECORATIVE ROCK
8275 N. MINERAL PARK ROAD
KINGMAN, AZ 86413
(702) 275-1371 CONTACT: ROBIN MICKELSON

PLANT MATERIAL SOURCE:
MONROVIA GROWERS
P.O. BOX 1385
AZUSA, CA 91702-1385
(800) 999-9321

PLANT SCHEDULE

SYMBOL	QTY.	SIZE	BOTANICAL/COMMON NAME	COMMON NAME	SPACING/COMMENTS
TREES					
	17	36" BOX	CERCIDUM 'DESERT MUSEUM'	MUSEUM PALO VERDE	STANDARD
	35	36" BOX	ACACIA STENOPHYLLA	SHOESTRING ACACIA	STANDARD
	31	36" BOX	VITEX AGNUS-CASTUS	CHASTE TREE	STANDARD
SHRUBS & GROUNDCOVER					
	25	5 GAL.	CASSIA NEMOPHILA	GREEN CASIA	5'-Ø" O.C.
	54	5 GAL.	DASYLIRION TEXANUM	GREEN DESERT SPOON	4'-Ø" O.C.
	42	5 GAL.	FOUQUIERIA SPLENDENS	OCOTILLO	3'-Ø" O.C.
	73	5 GAL.	HESPERALOE PARVIFLORA	RED YUCCA	3'-Ø" O.C.
	63	5 GAL.	HESPERALOE PARVIFLORA	YELLOW YUCCA	4'-Ø" O.C.
	214	5 GAL.	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	3'-Ø" O.C.
	26	5 GAL.	MUH. CAPILLARIS 'REGAL MIST'	REGAL MIST DEER GRASS	3'-Ø" O.C.
	76	12"W X 12"H X 6' LONG SANDSTONE BLOCKS			



Landscape Plan

Scale: 1"=20'-0"

NORTH

PLANTING NOTES:

1) Contractor shall be responsible for all permits, coordination, scheduling, utility verification and damage to other trades and/or utilities, as per contract general conditions.

2) Contractor shall verify all site conditions and report any and all discrepancy to the Landscape Architect and Construction Project Representative prior to starting construction.

3) Contractor shall verify locations of existing underground utilities prior to start of construction. Call before you Dig 1-800-227-2600.

4) Contractor shall limit work areas to that shown on the drawings.

5) Contractor shall perform finish grading modifications to areas requiring grading, or as directed by the Construction Project Representative. Grade areas smooth to minimize irregularities and low spots.

6) Layout of all plant material in planting areas shall be approved by the Construction Project Representative prior to installation. Coordinate these areas with irrigation layout.

7) Plant quantities are for convience only. CONTRACTOR IS RESPONSIBLE TO VERIFY.

8) See details and specifications for planting procedures.

9) See details and specifications for decomposed granite procedures.

10) Contractor shall excavate and remove all caliche encountered during planting operations. Excavate to the required depth as indicated on the drawings. Remove and properly dispose of excavated caliche from site.

Call before you Dig. 1-800-227-2600

VAR-35754
SDR-35751
10/08/09 PC - REVISED

SEP 02 2009

CITY OF LAS VEGAS NEVADA

DEPARTMENT OF PUBLIC WORKS

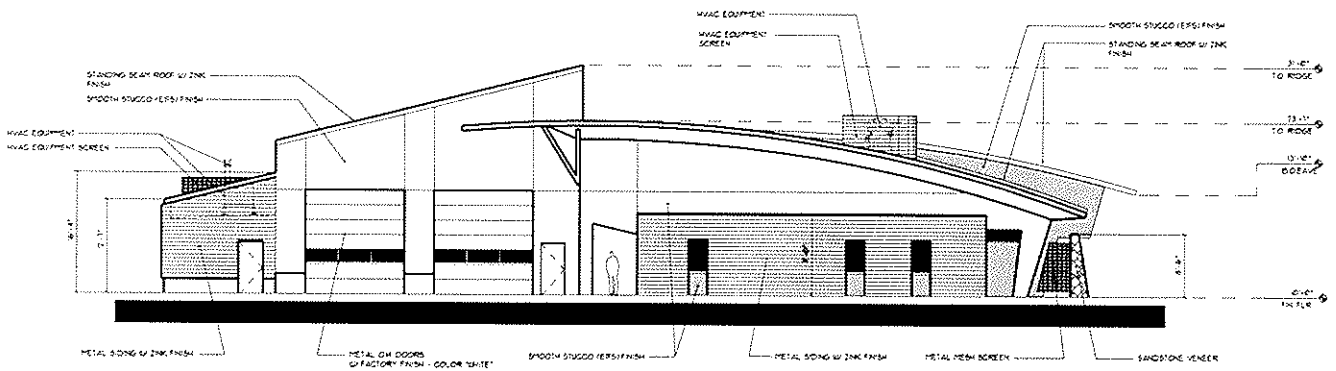
CITY OF LAS VEGAS, NEVADA
FIRE STATION #108
(BONANZA RD & PAGE ST)
Landscape Plan

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

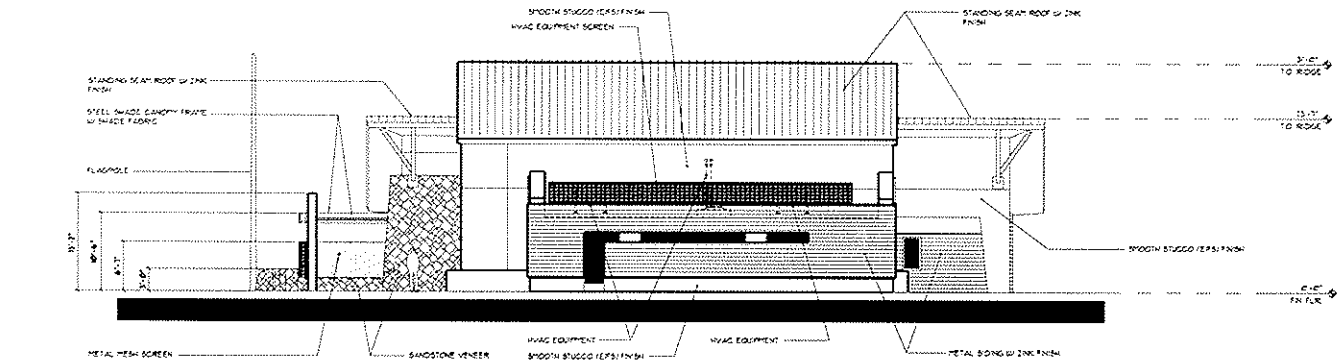
ARCHITECT OF RECORD
SAMUEL D. TOLMAN, AIA, NCARB
400 EAST STEWART AVENUE
LAS VEGAS, NEVADA 89101
PHONE: (702) 229-6828
FAX: (702) 382-3232
TDD: (702) 386-9108

DRAWN: CLEMB
FILE: TV406-L2
DATE: 8/19/09
SCALE: 1"=20'-0"
BID NO: 08153410B
CONTRACT NO: 630-107

SHT NO: L2



1 West Elevation



2 North Elevation

Keynotes

1. CONCRETE PEDESTAL, PEDESTAL TO HAVE ARCHITECTURAL CONCRETE FINISH, SEE DETAIL 1/A4D1.
2. PIPE BOLLARD, SEE CIVIL PLANS FOR DETAIL OF BOLLARD.
3. CURVED FRAMED POPOUT, SEE DET 2/A3.3 + DETAIL 6. PAINT PER FINISH SCHEDULE.
4. 13'-0" H.(6' SF 3" RETURN - 20 GA. GALV. STEEL REVERSE PAN CHANNEL NUMBER "48 W/ SINGLE TUBE, 15MM GATE NEON LIGHTING. SUBMIT SHOP DWGS. PRIOR TO FABRICATION.
5. 18" H. BAKED ENAMEL FINISH ADDRESS NUMBERS (COLOR: OPAQUE WHITE). CONCEALED MOUNT TO WALL. NUMBERS SHALL BE BY "GEMINI", "ARIC ALPHOS", OR APPROVED EQ. HELVETICA FONT, SPACED 1" APART. (CONTRACTOR SHALL VERIFY NUMBERS W/ OWNER PRIOR TO ORDERING)
6. EMERGENCY TELEPHONE NICHE, SEE DETAIL 4/A4D3
7. 12"x12" SIGNS FOR ELECTRICAL DISCONNECT / ALTERNATE ELECT'L POWER SOURCE.
8. STEEL PLATED WINDOW CANOPY W/ POWDER COATED FINISH (COLOR: PLATINUM)- SEE DETAIL ON SHT. A4D2
9. ENTRANCE CANOPY - SEE DETAIL 5
10. METAL COPING TO MATCH TYP.(, COLOR, GAUGE, FINISH U.N.O.
11. SCREEN FOR ROOFTOP HVAC UNITS, SEE SHEET A3.1 + DETAIL 8/A4D3.
12. DASHED LINE INDICATES LINE OF SINGLE PLY ROOF BEHIND ROOF PARAPET
13. SECTIONAL GARAGE DOOR W/ UNDISH "LITES" AS SHOWN - PAINT DOOR AS PER EXTERIOR FINISH SCHEDULE AND SEE DOOR SCHEDULE AND SPEC'S
14. EXTERIOR LIGHT, SEE ELECT DRGS. FOR DIFFERENT LIGHTING SCHEDULE. CENTER LIGHTS OVER GARAGE DOORS.

Keynotes

15. STUCCO POPOUT @ GABLE END - SEE DETAIL 3/A4D2.
16. EXPOSED CMU WAINSCOT - SEE DETAIL 7/A4D1.
17. 8'-0" HIGH - 8"x8"x16" EXPOSED CMU WALL W/ MTL. COPING.
18. CMU WALL, SEE FINISH SCHEDULE, SPECIFICATIONS + WALL LEGEND.
19. LIGHT SAND STUCCO FINISH - PAINT PER EXTERIOR FINISH LEGEND + SEE SPECIFICATIONS.
20. 14" WIDE MTL STUD FRAMED ENTRY WALL - SEE WALL LEGEND + DETAIL 1/A4.1
21. CMU BOLLARD - SEE DTL. 1/A4D1
22. PAINTED METAL CANOPY FRAMING, SEE FINISH SCHEDULE.
23. OVERFLOW ROOF SCUPPER, SEE DTL. 4/A4D3 + ROOF PLAN, (ALSO SEE GEN. NOTES THIS SHT.) PAINT ALL ROOF SCUPPERS COLOR: EP-5
24. STANDING SEAM ROOF PANEL, SEE FINISH SCHEDULE AND SPECIFICATIONS + ROOF PLAN.
25. MTL. COPING SHALL MATCH STANDING SEAM ROOF (FINISH, GAUGE, COLOR)
26. 4" DEEP METAL FRAMED POPOUT @ MAN DOORS W/ STUCCO FINISH (TYP. ALL LOCATIONS)
27. 0" W. ACCENT WALL W/ METAL PLATE (POWDER COATED) FINISH, - SEE SHEET A4.1 FOR ELEVATIONS + SHT. A1.2 FOR PLAN VIEW.
28. LINE OF ROOF DECK BEHIND PARAPET, SEE DETAIL 3/A4D3 FOR ROOF FLASHING REQUIREMENTS.
29. BUTT-JOINTS IN POWDER-COATED STEEL PLATE WALL FINISH - BOTH SIDES OF WALL.

Keynotes

30. LINE OF HVAC UNITS BEHIND SCREEN.
31. EXPOSED CMU MASONRY VENEER JOINT
32. HORN + STROBE, SEE SHEET FP-01.
33. PAINT OVERHEAD GARAGE DOORS FACTORY FINISH GATE, TYPICAL ALL OVERHEAD DOORS.
34. MTL FRAMED SURROUND AT GARAGE DOOR W/ STUCCO - SEE DTL.9/1
35. ROOF DRAIN OUTLET + DOWNSPOUT NOZZLE, SEE PLUMBING DRGS.
36. HOSE BIBB, SEE PLUMBING DRGS.

General Notes:

1. ALL EXTERIOR METAL TO BE SHOP PRIMED AND PAINTED PER FINISH SCHEDULE.
2. SEE FINISH LEGEND FOR COLORS OF ALL FINISHES NOTED ON ELEVATIONS.
3. SEE SHEET A4.1 FOR EXTERIOR FINISH SCHEDULE.
4. JOINT PLACE (WHERE A "CJ" IS SHOWN INDICATES A CONTROL JOINT RUNNING ALONG THE FACE OF THE WALL.
5. COORDINATE MOUNTING HT'S OF BOTTOM OF OVERFLOW SCUPPERS W/ ROOFING CONTRACTOR AND DETAIL 4/A4D3
6. DENOTES ACCENT WALLS TO BE PAINTED EP-3 / EP-4 AS NOTED.

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SDR-35751
10/08/09 PC

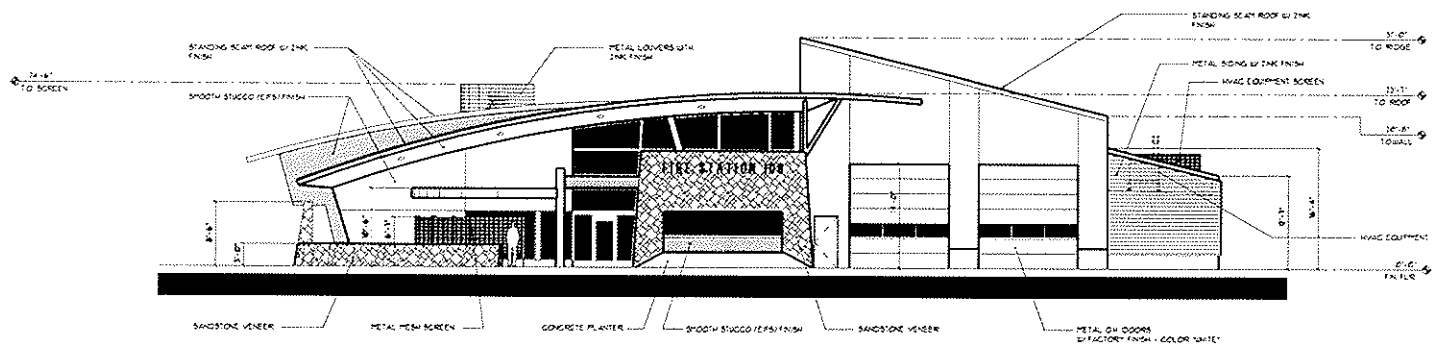
CITY OF LAS VEGAS, NEVADA
DEPARTMENT OF PUBLIC WORKS

CITY OF LAS VEGAS, NEVADA
FIRE STATION #108
(BONANZA RD + PAGE ST.)
Exterior Elevations

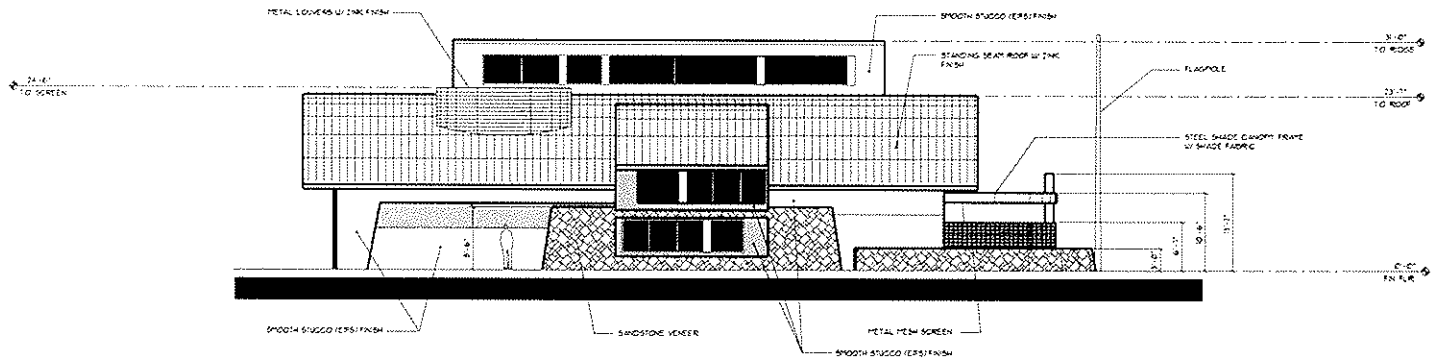
OWNER: CITY OF LAS VEGAS
DEPARTMENT OF PUBLIC WORKS
ARCHITECTURAL SERVICES

ARCHITECT OF RECORD
SAMUEL D. TOLMAN, AIA, NCARB
400 EAST STEWART AVENUE
LAS VEGAS, NEVADA 89101
PHONE: (702) 229-6555
FAX: (702) 382-9282
TDD#: (702) 385-6396

DATE: [illegible]
JN: 1106-441
SHT: A2.1/D3
SCALE: 1/8"=1'-0"
PROJ. NO: 09153-4104
CONTRACT NO: 630-108
SHEET NO: A4.2



1 East Elevation



2 South Elevation

Keynotes

1. CMU BOLLARD, SEE DETAIL 1/A4.0
2. NOT USED
3. NOT USED
4. OVERFLOW ROOF SCUPPER, SEE CIVIL PLANS & SHT A3 FOR EXACT LOCATION
5. NOT USED
6. ROOF DRAIN OUTLET, PROVIDE DOUGHNUT NOZZLE PER PLUMBING DWGS
7. NOT USED
8. UNDOU CANOPY - SEE DETAIL ON SHEET A4.1
9. FIRE DEPARTMENT CONNECTION, SEE PLUMBING DRAWINGS AND FIRE PROTECTION DWGS
10. NOT USED
11. FLAGPOLE, SEE CIVIL DRAWINGS FOR DETAILS
12. METAL COPING, MATCH (TYP.) 21 ROOF COLOR/GAUGE, SEE FINISH SCHEDULE & SEE DETAILS 4/A4.0
13. NOT USED
14. EXTERIOR LIGHT, SEE SPECIFICATIONS FOR DIFFERENT LIGHTS & LOCATIONS
15. GABLE FLASHING - MATCH (TYP.) 21 ROOF COLOR/GAUGE, SEE FINISH SCHEDULE & SEE DETAILS 4/A4.0
16. EXPOSED CMU BASE - SEE DETAIL 3/A4.0

Keynotes

17. 5/16" ROCK UNDER ROOF DRAIN SPOUT IN LIEU OF SPLASH BLOCK - 5/16" ROCK TO MATCH DECOMPOSED GRANITE LANDSCAPE MATL
18. CMU WALL, SEE FINISH SCHEDULE, SPECIFICATIONS & WALL LEGEND
19. SMOOTH STUCCO (EPS) FINISH - SEE EXTERIOR FINISH SCHEDULE THIS SHEET & SPEC'S
20. ENTRY MAT W/ MTL PLATE FINISH, SEE WALL LEGEND
21. HORN & STROBE, SEE SHEET E1.0 FOR ALL INFORMATION
22. NOT USED
23. METAL FRAMED SURROUND AT GARAGE DOOR W/ STUCCO FINISH - SEE DETAILS 1/A4.1
24. STANDING SEAM ROOF, SEE FINISH SCHEDULE, SPECIFICATIONS & ROOF PLAN
25. GABLE END PEPPOUT AND FLASHING - SEE DETAIL 3/A4.0
26. APPROXIMATE LINE OF FINISH GRADE, SEE CIVIL DRAWINGS
27. RETAINING EXPOSED CMU WALL (TYP.)
28. CLERESTORY WINDOW IN APPARATUS BAY WALL BEHIND PARAPET, SEE WINDOW SCHEDULE & DETAIL 1/A5.1 (TYP. OF 10 UNIQUE TOTAL)
29. SPEAKERS SEE ELECTRICAL DWGS FOR ALL INFORMATION MOUNT CENTER OF SPEAKERS AT 10'-0" AFF

General Notes:

1. ALL EXTERIOR METAL TO BE SHOP PRIMED AND PAINTED PER FINISH SCHEDULE
2. SEE FINISH SCHEDULE ON THIS SHEET FOR COLORS OF ALL MATERIALS KEYNOTED ON ELEVATIONS
3. ANY REVEAL WHERE A "C" IS SHOWN INDICATES A CONTROL JOINT RUNNING THE FACE OF THE WALL
4. ANY REVEAL WHERE A "EJ" IS SHOWN INDICATES A CONTROL JOINT RUNNING THE FACE OF THE EXPOSED CMU VENEER ONLY. (THIS IS NOT THE SAME AS THE CMU EXPANSION JOINT AS SHOWN IN THE STRUCTURAL DRAWINGS)

Exterior Finish Schedule

ABBREV.	MATERIAL / LOCATION	FINISH	COLOR / NOTES
EP-1	PAINT EXTERIOR COLOR ON STUCCO WALLS	SMOOTH STUCCO FINISH PAINTED	COLOR TBD "DESERT GARNET" PER SCI (OR APPROVED EQ.)
EP-2	EXTERIOR ACCENT STUCCO WALLS	SMOOTH STUCCO FINISH PAINTED	COLOR TBD "WHITE MOUNTAIN" PER SCI (OR APPROVED EQ.)
	EXTERIOR DOORS & FRAMES	PAINT (DOORS)	COLOR TBD "WHITE MOUNTAIN" PER SCI (OR APPROVED EQ.)
EP-3	METAL + TRASH ENCL. TUBE STEEL ROOF SUPPORTS	PAINTED / SHOP PRIMED EXTR METAL PAINTED	COLOR TBD "BENTWOOD" PER SCI (OR APPROVED EQ.)
	STUCCO ACCENT COLOR	SMOOTH STUCCO FINISH PAINTED	COLOR TBD "BENTWOOD" PER SCI (OR APPROVED EQ.)
NUMBER-1	BLDG. ADDRESS NUMBERS (18" HIGH)	BRUSHED ALUMINUM FINISH	FONT "HELVETICA" FINISH "BRUSHED ALUMINUM"
NUMBER-2	FIRE STATION NUMBER (3'-0" HIGH)	BRUSHED ALUMINUM FINISH	PER GENERIC FONT "HELVETICA" FINISH "BRUSHED ALUMINUM"
PR-1	STNDG SEAM METAL ROOFING	FACTORY FINISH	COLOR TBD PER SPEC'S (COLOR TO BE SIMILAR TO "DESERT SAGE" OR "SLATE GRAY" BY SUNTECH MIDDLEGATE)

SDR-35751
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CITY OF LAS VEGAS, NEVADA

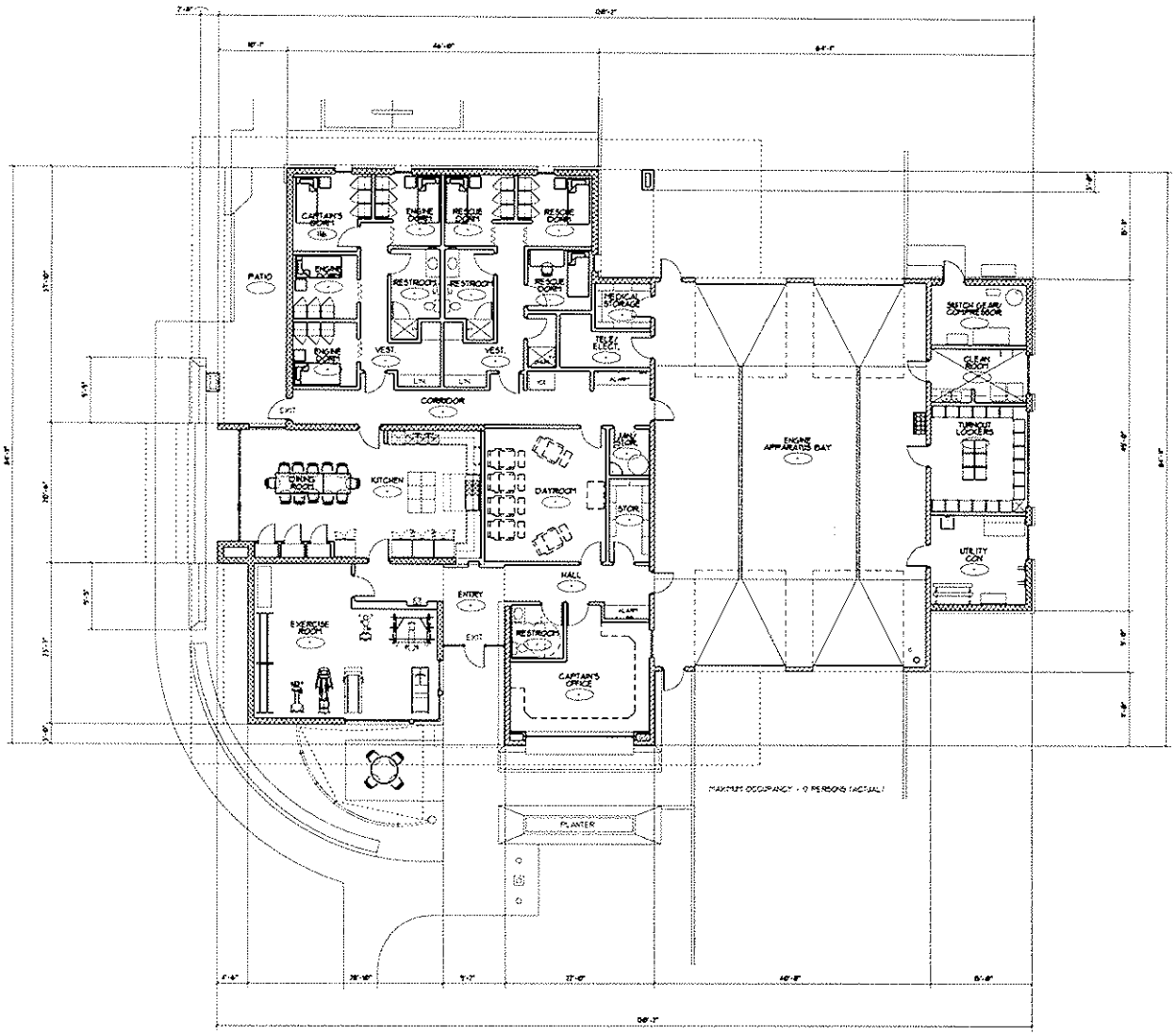
DEPARTMENT OF PUBLIC WORKS

CITY OF LAS VEGAS, NEVADA
FIRE STATION #108
(BONANZA RD & PAGE ST)
Exterior Elevations &
Exterior Finish Schedule

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

ARCHITECT OF RECORD
SAMUEL D. TOLMAN, AIA, NCARB
AND ASSOCIATES, ARCHITECTS
LAS VEGAS, NEVADA 89101
PHONE: (702) 382-8333
FAX: (702) 382-5333
TDD: (702) 386-9104

DRAWN: EPS
FILE: 0809.dwg
DATE: 8/24/09
SCALE: 1/8"=1'-0"
JOB NO: 09153.41.04
CITY PROJECT NO: 630-108
SHEET NO: A4.1



Floor Plan

Project North

Keynotes

for Floor Plan + Dimension Floor Plan

1. CITY BOLLARD, SEE DETAIL 3/A4.0
2. PIPE BOLLARD SEE CIVIL DWGS
3. EXPOSED CMU WAINSCOT - SEE DTL 1 / A3.0 AND WALL LEGEND
4. TRENCH DRAIN, GOORD. W PLUMBING CONTRACTOR - SEE PLUMBING + STRUCTURAL DRAWINGS
5. JAMB CONDITION AT ROLL-UP DOOR, SEE DETAIL 4/A4.0
6. EMERGENCY TELEPHONE ALCOVE, SEE DETAIL 4/A4.0 & 4/A4.0
7. WALL TYPES "1" & "2" SHALL BE ONE-HOUR FIRE RESISTIVE CONST. PER GEN NOTE 11
8. PRIVACY CURTAIN BY OWNER. (1) 0.049" CHROME CURTAIN ROD W FLANGES, CONTRACTOR FURNISHED + INSTALLED - 80" TOP OF ROD FROM FINISH FLOOR (PROVIDE SUPPORT BACKING FOR ROD IN WALL) TYP.
9. FLOOR-TO-CEILING CABINET SHELVING - SEE DETAIL 7/A4.0
10. ROOF LADDER, SEE DETAIL 1/A4.0 CENTER LADDER ON LADDER "FOR DOOR"
11. METAL TURN OUT LOCKERS SEE SPECIFICATIONS. 24 EA. IN ROOM 104, 9 EA. IN ROOM 106
12. TRI-LOCKER UNIT GARDROBE UNIT, SEE DETAIL 7/A4.0
13. UPPER CABINETS SEE ELEVATION 2/A4.1
14. EXTEND WALLS AROUND JANITOR SINK UP TO BOTTOM OF ROOF DECK + SEAL W/ FIRE CAULKING
15. HOSE RACK - 3 TIER, SEE DETAIL 2/A4.0
16. AIR BOTTLE RACK WITH ADJUSTABLE SHELVES ABOVE, SEE DETAIL 1/A4.0
17. FUTURE WASHER/EXTRACTOR - FURNISHED BY OWNER, CONTRACTOR TO PROVIDE WATER AND ELECTRICAL CONNECTIONS PER EXTRACTOR SPECIFICATIONS
18. LINE OF GARAGE DOOR OVERHEAD
19. INSTALL 2" FURRING (W 5/8" GWB - PAINTED + TEXTURED / (5) GTL FURRING SHALL RETURN TO BACK SIDE OF WINDOW FRAME AT WINDOW PULLIONS AS SHOWN
20. SILL PLATE OF 3/4" PLYWOOD @ 2" MTL HAT CHANNELS TO BE APPLIED @ CMU WALL, SEE DETAIL 10/A4.1
21. LINE OF CANOPIES ABOVE, SEE SHEETS A3.1, A4.1 & 4/A5.1 AND KEYED DETAILS
22. NOT USED
23. LINE OF CONCRETE WALK + PLAZA WITH LIGHT BROOM FINISH, SEE CIVIL PLANS FOR CONTINUATION OF SIDEWALK + PLAZA
24. 3 5/8" - 20 GA MTL STUD FURRING @ 16" O.C. W 5/8" TYPE "X" GYP. BD. OVER CMU (PROVIDE WATER RETARDANT GYP. BD. AT ALL RESTROOM WALLS WHERE THEY OCCUR)
25. FIRE DEPARTMENT DEDICATION PLAQUE - SEE DETAILS 7/A4.1 & 8/A4.2
26. SEE SHEET A4.1 FOR CLERESTORY WINDOWS LOCATED IN THIS WALL
27. 7'-0" H STORAGE CABINET (PLAM FINISH) SEE ELEVATION 3/A4.2
28. ROOF DRAIN LEADER - SEE PLUMBING DRAWINGS
29. PIPE BOLLARD FOR FIRE RISER PROTECTION, SEE CIVIL DWGS
30. FIRE RISER, SEE SHEET FP1
31. FURRING TO BE 2" - 25 GA HAT CHANNELS W 5/8" TYPE "X" GYP. BD. FLOOR TO CEILING
32. NOT USED
33. FREE STANDING STAINLESS STEEL ISLAND (OWNER FURNISHED)
34. STAINLESS STEEL CEILING MOUNTED POT RACK (CONTRACTOR FURNISHED CONTRACTOR INSTALL WITH ADVANCE TABLED RACKS) (PHONE - STATE RESTAURANT EQUIPMENT - (702) 731-3311)
35. FIRE ALARM CONTROL PANEL - SEE FIRE ALARM PLAN
36. FLOOR DRAIN, SEE PLUMBING DRAWINGS FOR LOCATIONS
37. LEAVE OUT GROUT AT HEAD JOINTS BETWEEN EVERY BLOCK AT FIRST COURSE OF MASONRY ABOVE PATIO SLAB ONLY. (WORDS W HEAD JOINTS SHALL NOT TO PROVIDE POSITIVE DRAINAGE FOR PATIO SLAB)
38. 6" - 20 GA MTL STUDS - SEE WALL TYPE "B" SHEET A1.0
39. SURFACE MOUNTED PAPER TOWEL DISPENSER (BOBRICK MODEL 1947) SEE BATH ACCESSORY SCHEDULE, TO DISPENSER @ 48" AFF
40. COORDINATE EXACT LOCATION OF GROMMETS IN COUNTERTOP W OWNER PRIOR TO FABRICATION OF COUNTERTOP
41. FLOOR SINK, SEE PLUMBING AND MECHANICAL DRAWINGS
42. ELECTRICAL PANELS INSIDE 6" MTL STUD FURRED WALL (WALL SHALL BE 5'-10" W X 4'-10" H) WALL SHALL BE FINISHED W GWB AT TOP + SIDES
43. PROVIDE ADJUSTABLE 3/4" PLYWOOD SHELVES 16" DEEP X WIDTH OF PANTHEON BUILD SHELVES PER DTL 9/A4.2
44. PROVIDE 100 TIER LOCKERS ALONG THIS WALL ONLY, SEE SPECIFICATIONS
45. WORK BENCH FURNISHED AND INSTALLED BY OWNER
46. WALL IN PANTRY 104 CONTAINING DOORS 104, 105, 106 AND DIVIDER WALLS BETWEEN THESE DOORS SHALL BE CONSTRUCTED OF 6" - 20 GA METAL STUDS @ 16" O.C. W 5/8" TYPE "X" GYPSUM BD. + BOTH SIDES OF WALL "FULL HT"
47. BACK BOARD RACK - SEE DETAIL 6/A4.0
48. ENGINEERED STONE PHONE SHELF @ 36" AFF, SEE DETAIL 6/A4.1
49. MAILMAT STORAGE CABINET FURNISHED + INSTALLED BY OWNER
50. REFRIGERATOR - OWNER FURNISHED, OWNER INSTALLED
51. FLAGPOLE, SEE DETAILS
52. CURVED PODIUM, STUCCO FINISH, SEE EXTERIOR ELEVATIONS
53. PROVIDE 2" - 25 GA. "Z" FURRING OVER END OF CMU WALL AND OFFSET ADJACENT WALL FRAMING TO BE FLUSH WITH OUTSIDE FACE OF "Z" FURRING AT ALARM STATION SIDE OF WALL
54. 4" HIGH CERAMIC TILE WAINSCOT BEHIND BOTH SIDES OF JANITOR'S SINK, SEE FINISH SCHEDULE AND ELEVATIONS

RECEIVED
AUG 25 2009

SDR-35751
10/08/09 PC

DEPARTMENT OF PUBLIC WORKS

CITY OF LAS VEGAS, NEVADA
FIRE STATION #108
(BONANZA RD & PAGE ST)
Noted Floor Plan

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

ARCHITECT OF RECORD
SAMUEL D. TOLMAN, AIA, NCARB

DRAWN BY: EPS
PM: TUDE-AM
DATE: 8/24/09
SCALE: 1/8" = 1'-0"
PROJECT NO: 09154.04
EXPENSE #: 630-108
SHT NO: A1.1

SDR-35751 - APPLICANT/OWNER: CITY OF LAS VEGAS
4551 EAST BONANZA ROAD
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

SDR-35751 - APPLICANT/OWNER: CITY OF LAS VEGAS
4551 EAST BONANZA ROAD
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

SDR-35751 - APPLICANT/OWNER: CITY OF LAS VEGAS
4551 EAST BONANZA ROAD
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

SDR-35751 - APPLICANT/OWNER: CITY OF LAS VEGAS
4551 EAST BONANZA ROAD
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
DAVID W. STEINMAN,
(INTERIM)

ELIZABETH N. FRETWELL
CITY MANAGER

JORGE CERVANTES
PUBLIC WORKS DIRECTOR

DEPARTMENT OF PUBLIC WORKS
CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

OFFICE 702.229.6535

FAX 702.384.4846

TDD 702.386.9108

www.lasvegasnevada.gov

August 24, 2009

HAND DELIVERED

City of Las Vegas
Planning & Development Department
731 S. Fourth Street
Las Vegas, NV 89101

SUBJECT: Justification Letter for the Site Development Plan Review of CLV Fire Station #108

To whom it may concern:

This is to serve as a justification letter for City of Las Vegas Fire Station #108, located on a portion of the property at the intersection of Bonanza Road and Page Street; assessors parcel no 140-32-101-005.

The City of Las Vegas is building this fire station in order to keep up with the growing demands for providing fire and life safety services to the citizens of the Las Vegas valley and in order to maintain their present ISO Class 1 insurance rating. The fire station will be designed as a sustainable facility to attain LEED Silver certification to comply with the City Council's resolution for all new City facilities. The fire station is located on a parcel of land that has a zoning designation of C-1, with a general plan designation of Service Commercial (SC). As we understand it, the (SC) designation allows low to medium intensity retail, office, other commercial uses that serve primarily local area patrons such as neighborhood shopping centers, theaters and other places of public assembly and public or semi-public use. It is our understanding that although governmental facilities such as fire stations are not expressly stated in the general plan, that the use is inferred.

Colors – A light color palette has been chosen for the fire station in order to comply with LEED requirements. The color palette compliments that of the existing commercial developments around the site. Please see the attached color board and colored building elevations.

Parking – The C-1 zoning designation requires 1 parking space per 300 square feet of building space. This would require that 26 parking spaces be provided for our 7,600 s.f. fire station. We have submitted a parking variance as a separate submittal in which we are providing a total of 19 parking spaces for this project as the total maximum occupant load will be12 persons for this facility. The amount of parking we are providing is sufficient for the needs of the fire station personnel and has been approved by the fire department.

Landscaping – The 1.45 acre fire station property will have drought tolerant landscaping around the site and we will be using plant species which are native to the desert in order to provide a sustainable site design.

SDR-35751
10/08/09 PC - REVISED

SEP 0 2 2009

Sincerely,

Erik Singman
Designer, CLV Office of Architectural Services

Enc:
1. Site Plan, Floor Plan, Landscape Plan, Exterior Building Elevations, - 24X36 in size.
2. Site Plan, Floor Plan, Landscape Plan, Exterior Building Elevations, - 8.5x11 in size.
3. Justification Letter
4. Deed & Legal Description
5. Application/Petition Form w/ original signature.
6. Pre-Application Submittal Checklist.
7. Color and Material Board.
8. Statement of Financial Interest, w/ original signature
9. Copy of assessor's parcel map.

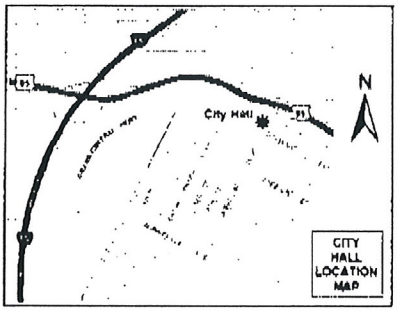
cc: Samuel D. Tolman, AIA, NCARB

SDR-35751
10/08/09 PC - REVISED

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



RECEIVED
SEP 29 2009

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

Case: VAR-35754

14032111044
GARCIA MONTANA L
4605 DIAMOND HEAD DR
LAS VEGAS NV 89110-3417

☒ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35754 & SDR-35751

Planning Commission Meeting of 10/8/2009

GAVDS11 89110

IBA

City of Las Vegas Agenda Item No.: **19.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

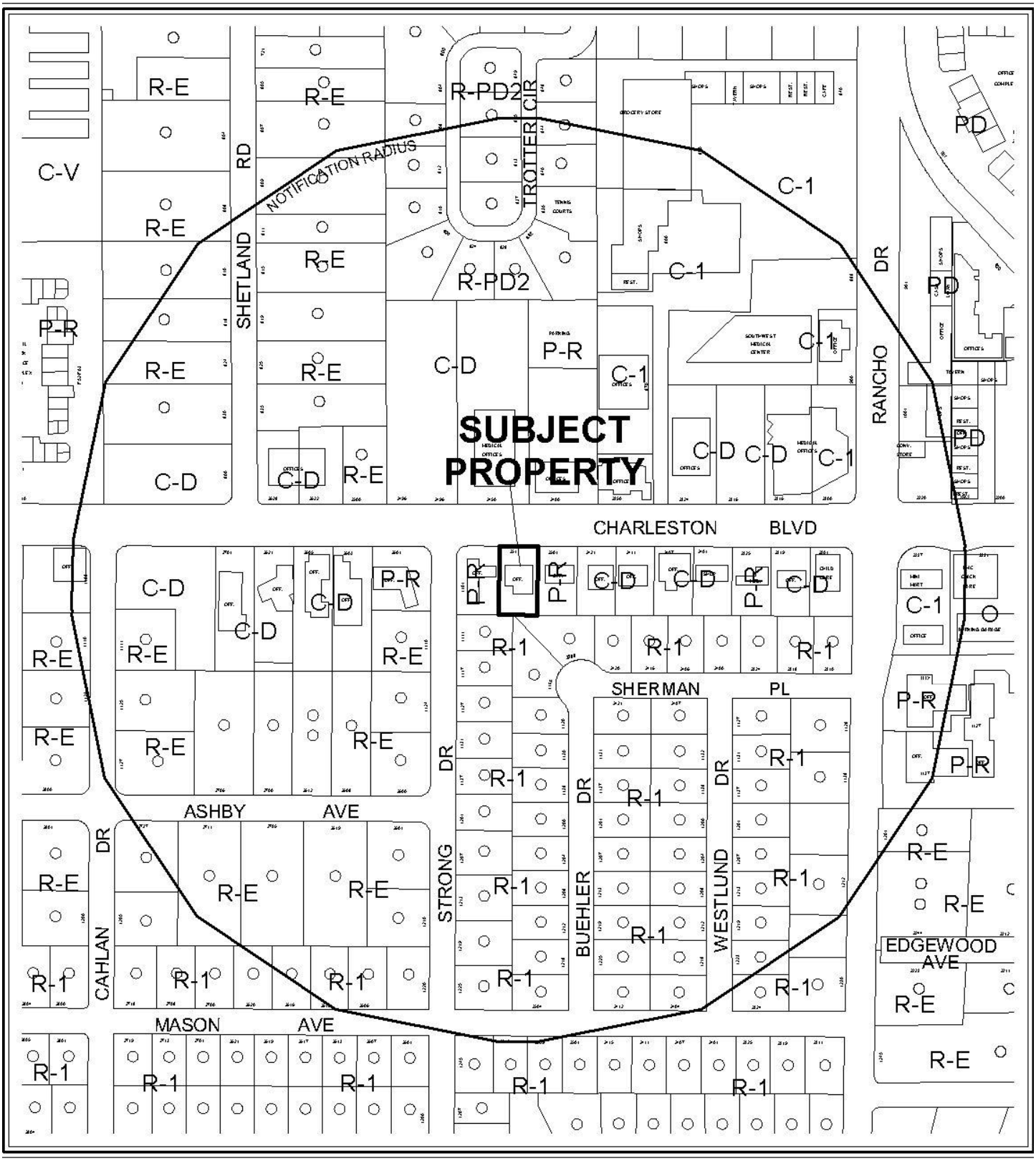
SUBJECT:
VAR-35758 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST - Request for a Variance TO ALLOW 35% LOT COVERAGE WHERE 30% IS THE MAXIMUM ALLOWED on 0.33 acres at 2511 West Charleston Boulevard (APN 162-05-511-008), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian)

C.C.: 11/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**7**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



0 300 600 Feet

CASE: **VAR-35758**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

N

0 300 600 Feet

CASE: **VAR-35758**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-35758 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-35757) and Variance (VAR-35760) if approved.

2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

GK

VAR-35758 - Staff Report Page One
October 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow 35% lot coverage where Title 19.08.050 limits the lot coverage to a maximum of 30% for a proposed office development at 2511 West Charleston Boulevard. Associated requests have also been submitted for a Variance (VAR-35760) to allow reduced parking and an increase in compact parking spaces and a Site Development Plan Review (SDR-35757) for a proposed 4,999 square foot office with Waivers of the Title 19.12.040 Perimeter Landscape Buffer Standards.

Staff cannot support this Variance request, as the applicant has not provided compelling evidence of a unique or extraordinary circumstance, and has created a self-imposed hardship by proposing to overbuild the site; therefore, staff is recommending denial of this request. If this application is denied, associated requests for a Variance (VAR-35760) and Site Development Plan Review (SDR-35757) must also be denied, and the site will remain as it is.

Issues

- Approval of this Variance request is required to approve associated requests for a Variance (VAR-35760) to allow reduced parking and an increase in compact parking spaces and a Site Development Plan Review (SDR-35757) for a proposed 4,999 square foot office with Waivers of the Title 19.12.040 Perimeter Landscape Buffer Standards.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
06/19/02	The City Council approved a General Plan Amendment (GPA-0047-01) to amend portions of the Southeast Sector map of the General Plan in the general vicinity of the Charleston Boulevard/Rancho Drive intersection from SC (Service Commercial) to O (Office), from R (Rural Density Residential) to DR (Desert Rural Density Residential), from O (Office) to DR (Desert Rural Density Residential) and from L (Low Density Residential) to DR (Desert Rural Density Residential). Planning Commission recommended denial. Staff recommended approval.
05/21/09	A deed was recorded for a change in ownership at 2511 West Charleston Boulevard.
Related Building Permits/Business Licenses	
04/07/99	A business license (Q07-00149) for a Medical Firm was issued at 2511 West Charleston Boulevard. The license was marked out of business on 07/15/09.
10/23/02	A business license (Q07-00148) for a Medical Firm was issued at 2511 West Charleston Boulevard. The license was marked “out of business” on 09/30/08.

GK

Pre-Application Meeting	
08/21/09	The following items were discussed at the pre-application conference: • Meet with Flood Control to determine finished floor elevations, but no drainage study is required. • Waivers of the perimeter landscape buffers will be required. • A Variance is required to allow 15 parking spaces where 17 spaces are required and 60% of the required on-site parking to be compact parking spaces where 30% is the maximum allowed. • A Variance is required to allow 35% lot coverage where 30% is the maximum allowed.
Neighborhood Meeting	
A neighborhood meeting was not required for this application, nor was one held.	
Field Check	
09/03/09	A field check was performed by staff at the subject property and found an unoccupied office building. The site was well maintained with the exception of the following: • Dead landscaping in the front yard landscape buffer. • Faded parking lot striping.

Details of Application Request	
Site Area	
Net Acres	0.33

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Office	O (Office)	C-D (Designed Commercial)
North	Medical Offices	O (Office)	C-D (Designed Commercial)
South	Single-Family Residential	L (Low Density Residential)	R-1 (Single-Family Residential)
East	Office	O (Office)	P-R (Professional Office and Parking)
West	Office	O (Office)	P-R (Professional Office and Parking)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts	X		Y
A-O Airport Overlay District – 175 Feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

GK

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.050, the following development standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	90 Feet	N*
Min. Setbacks			
• Front	25 Feet	44 Feet	Y
• Side	10 Feet	12 Feet	Y
• Rear	25 Feet	42 Feet	Y
Max. Lot Coverage	30%	35%	N
Max. Building Height	2 Stories or 35 Feet	20 Feet	Y
Trash Enclosure	Y	Curb-Side Pick-up	Y

**The subject site is nonconforming for required lot width.*

ANALYSIS

The proposed office building covers approximately 35% of the available lot area, where a maximum of 30% coverage is allowed within the C-D (Designed Commercial) zoning district, per the Development Standards of Title 19.08.050. Approval of this Variance is required to allow the excessive lot coverage that is proposed. Alternative site design or a project of smaller scope would alleviate the need for this Variance; therefore, staff is recommending denial of the request as the applicant has created a self-imposed hardship by proposing to overbuild the site.

FINDINGS

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070L states:
"Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by proposing to overbuild the site. Alternative site design would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 146

APPROVALS 1

PROTESTS 7

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-35758 APN: 162-05-511-008

Name of Property Owner: Bustan Family Revocable Liv Tr and Bustan David TRS

Name of Applicant: David Bustan

Name of Representative: APTUS Architecture

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: David Bustan

Print Name: David Bustan

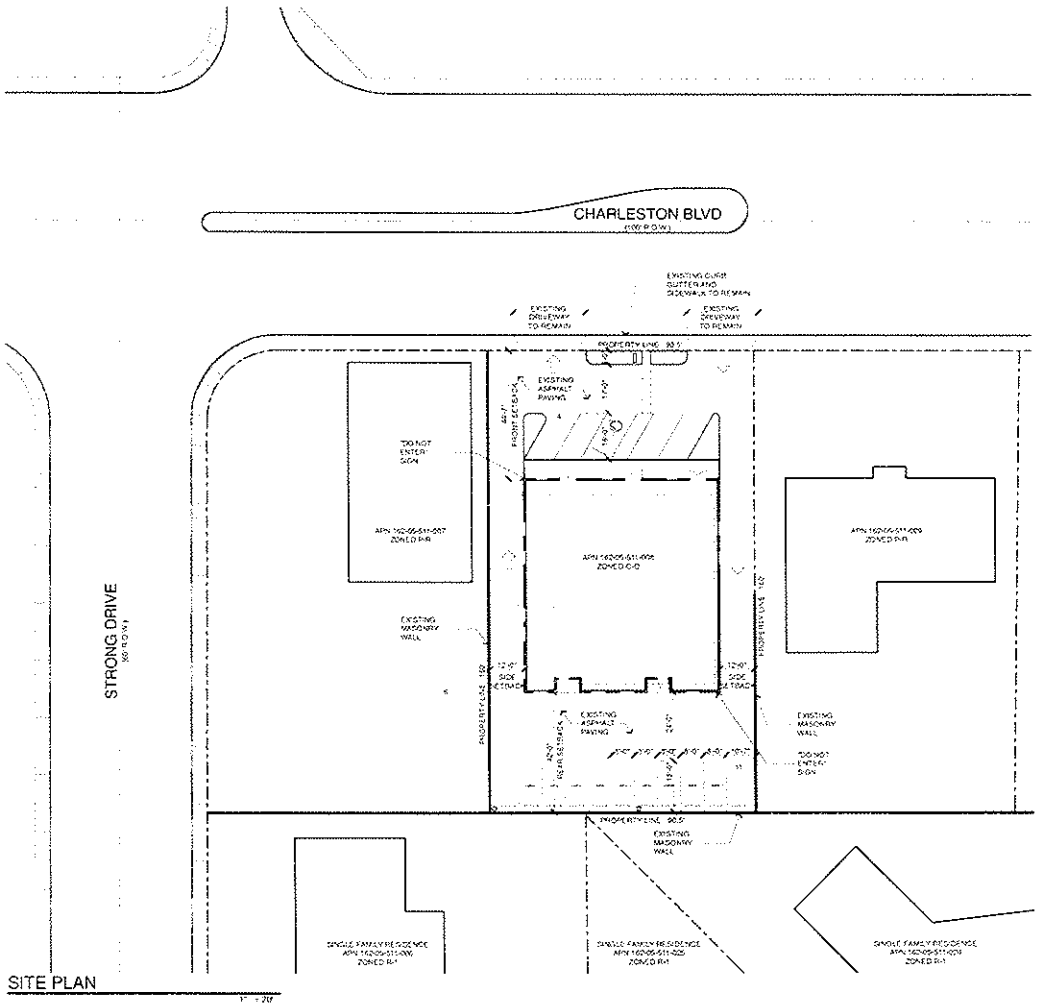
Subscribed and sworn before me

This 13th day of August, 2009

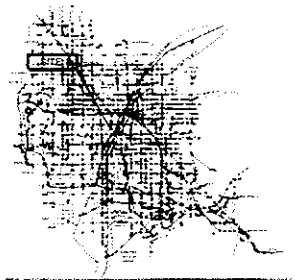
_____

Notary Public in and for said County and State

JESUS RODRIGUEZ
Commission # 1626107
Notary Public - California
Los Angeles County
My Comm. Expires Dec 7, 2009



SITE PLAN



VICINITY & LOCATION MAPS

Site and Project Information

SITE DATA

PARCEL NUMBER	162-05-511-006
JURISDICTION	CITY OF LAS VEGAS
EXISTING GENERAL PLAN	PF OFFICE
EXISTING ZONING	C-D
PROPOSED USE	OFFICE
SITE AREA	14,374 NSF .33 NET ACRES

SETBACKS - (BUILDING)

	REQD	PROVIDED
FRONT	20'-0"	44'-0"
INTERIOR SIDE	15'-0"	12'-0"
REAR	15'-0"	47'-0"

MAX HEIGHT	35'-0"
ACTUAL HEIGHT	25'-0"
LOT COVERAGE ALLOWED	30%
ACTUAL LOT COVERAGE	(VARIANCE REQUESTED) 34.9%

BUILDING INFORMATION

CODE	2006 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	V-B
OCCUPANCY	B
FIRE SPRINKLERS PROVIDED	NO
BUILDING AREAS	
OFFICE	4,988 SF

PARKING AREA

BUILDING AREA	REQUIRED PARKING	PROVIDED
OFFICE	4,988 SF @ 1:300 = 17	
STANDARD PARKING SPACES PROVIDED		5
COMPACT PARKING SPACES PROVIDED		1 (20% VARIANCE REQUESTED) 6
HANDICAPPED SPACES PROVIDED		1
TOTAL PARKING		7 (41.7% VARIANCE REQUESTED) 12
LOADING ZONE (25'X10')		NONE

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APTUS Architecture
1000 South Rock Street
Suite 204
Las Vegas, Nevada 89104
P: 702.439.1300
F: 702.439.1313

2511 W. Charleston
Site Development Review

2511 W. Charleston
Las Vegas, Nevada 89102

VAR-35758 VAR-35760
SDR-35757 10/08/09 PC

City of Las Vegas SDR Submittal 09.15.09
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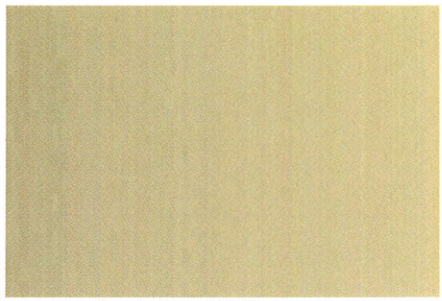
SITE PLAN

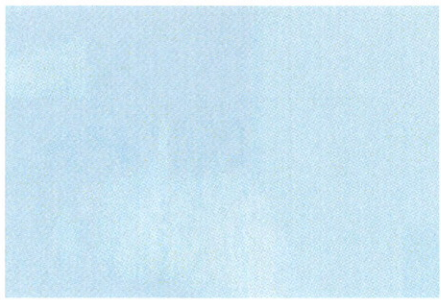
AS100

09-063 2511 W. Charleston

Paint 1



Paint 2



Glazing

Aluminum Storefront Framing

APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213
info@aptusarchitecture.com

2511 W. Charleston

8.25.09

Site Development Review

2511 W. Charleston
Las vegas, Nevada 89102

VAR-35758 VAR-35760
SDR-35757 10/08/09 PC

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AUG 25 2009

VAR-35758 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST
2511 WEST CHARLESTON BOULEVARD
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

VAR-35758 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST
2511 WEST CHARLESTON BOULEVARD
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

VAR-35758 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST
2511 WEST CHARLESTON BOULEVARD
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

August 31, 2009

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, Nevada 89101

RE: **APN: 162-05-511-008**
A. Site Development Review
B. Parking Variance
C. Lot Coverage Variance
D. Landscape Waivers

To Whom it May Concern:

We respectfully submit this request for the aforementioned applications on behalf of our client, David Bustan, for the property located at 2511 W. Charleston. The intended use for the property is as a "Business Office" for Home Health Agency. No patients will be at this location, The current General Plan designation for this parcel is "Office (O)" and zoning designation of "C-D".

We would like to request a Site Development Review for this project. The owner is planning to make improvements with an addition to the existing structure to create a 4,999 square foot structure used for leasable office area for a home health agency. The existing structure is approximately 3,880 sf. The building will be Type 5-B construction with stucco system exterior finish. The site is accessed from two existing pan style driveways along Charleston. The owner is requiting that these driveways remain.

We are also requesting a variance of the commercial development standards to allow fifteen (15) parking spaces where seventeen (17) parking spaces are required due to the site configuration and circulation. We are also requesting 60% compact space, where 30% is allowed. These properties along Charleston were formerly residential lots and are very small and narrow. To get the visibility needed for the building, parking has been placed in front and at the rear of the site. Also, the site has been designed with safety in mind allowing employees to circulate around the building via one-way drives.

A variance of Title 19 Section 19.08.050.C Table 1 to allow 34.8% lot coverage where 30% is the maximum is also being requested due to the size and configuration of the site.

In addition, we are requesting the following landscape waivers: To allow a landscape buffer of 4'-0" where 15'-0" is required adjacent to the right of way, to allow a landscape buffer of 0'-0" where 8'-0" is required on the east and west property lines, to allow a landscape buffer of 0'-0" where 15'-0" is required on the south property line, and to allow two finger islands where 4 are required.

We are anticipating this project will provide additional opportunities for people to work closer to their own homes which would reduce the need for time-consuming commutes. Please consider this request as a positive impact on the City of Las Vegas and the surrounding neighborhood.

Respectfully Submitted,

Kristen G. Neuman

Kristen G. Neuman, AIA
APTUS Architecture

VAR-35758 VAR-35760
SDR-35757 10/08/09 PC SEP 0 1 2009
REVISED

1200 South 4th Street, Suite 206, Las Vegas, Nevada 89104 P 702.839.1200 F 702.839.1213 info@aptusarchitecture.com

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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UNITED STATES POSTAGE PITNEY BOWES
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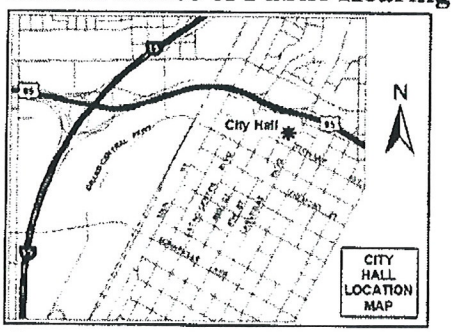

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

RECEIVED
SEP 29 2009

Case: VAR-35758
16204101015
RENTCHLER JOHN M
1201 S RANCHO DR
LAS VEGAS NV 89102-2216

GAVD511 89102

19P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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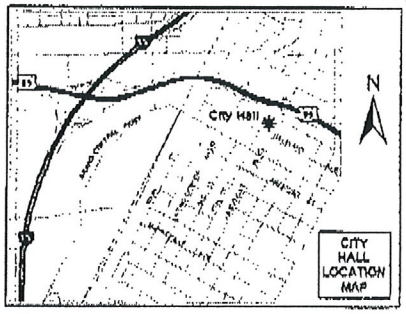

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Case: VAR-35758
16205510025
STOVALL LESLIE M & SARAH S
2705 ASHBY AVE
LAS VEGAS NV 89102-2137

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-35758 & VAR-35760
Planning Commission Meeting of 10/8/2009

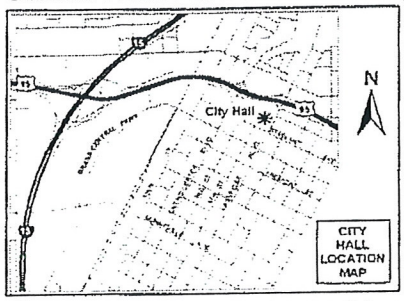
GAV0511 89102

19P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested

Official Notice of Public Hearing



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Case: VAR-35758

16205513001
GILLETT FAMILY TRUST
1207 STRONG DR
LAS VEGAS NV 89102-2100

☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

GAV0511 89102

19P

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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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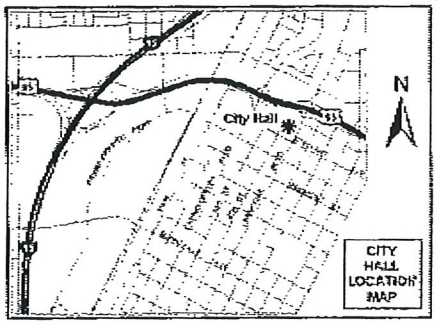

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Case: VAR-35758

16205511005
COOK ALVY F
1117 STRONG DR
LAS VEGAS NV 89102-2133

Please use available blank space on card for your comments.
VAR-35758 & VAR-35760
Planning Commission Meeting of 10/8/2009

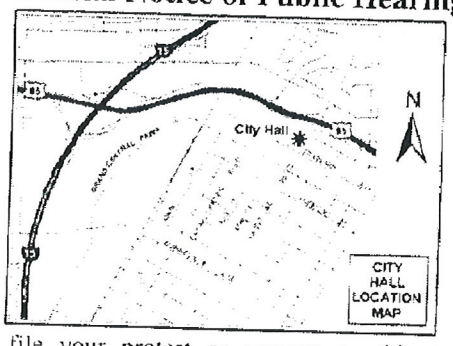
No way This Business IS Nothing But trouble!
They Do Not Get Along with home owners!

CAVD511 89102

19P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

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VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

RECEIVED
OCT 01 2009

16205513015 Case: VAR-35758
HUSSEY DANIEL S & KATHRYN
2273 TRAFALGAR CT
HENDERSON NV 89074-5328

GAV0511 89074

19P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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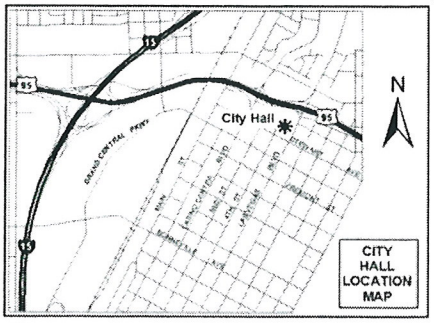

RECEIVED
OCT 01 2009

Too Little Parking

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35758 & VAR-35760
Planning Commission Meeting of 10/8/2009

Case: VAR-35758
16205513046
MASON DAVID L
1137 SO RANCHO DR #120
LAS VEGAS NV 89102-2259

GAVD811 89102

19P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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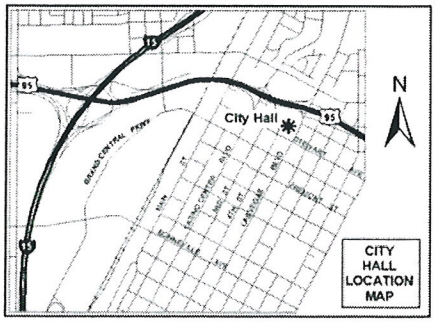
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

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Too Little Parking

Case: VAR-35758
16204117003
RANCHO COURTYARD L L C
1137 SO RANCHO DR #120
LAS VEGAS NV 89102-2259

CAVDS11 89102

19P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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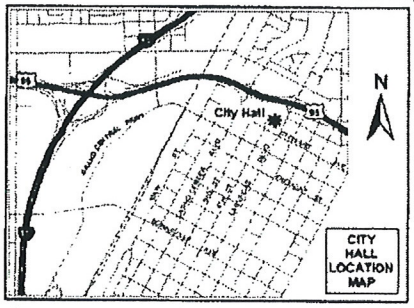

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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

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SEP 29 2009

Case: VAR-35758
16205511009
STELLAR LIMITED
1200 SAINTSBURY DR
LAS VEGAS NV 89144-1108

GAVDS11 89144

19A

FROM Desert Valley Medical Group
(MON) SEP 28 2009 12:19/ST. 12:18/No. 7526510713 P 1

City of Las Vegas Agenda Item No.: **20.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

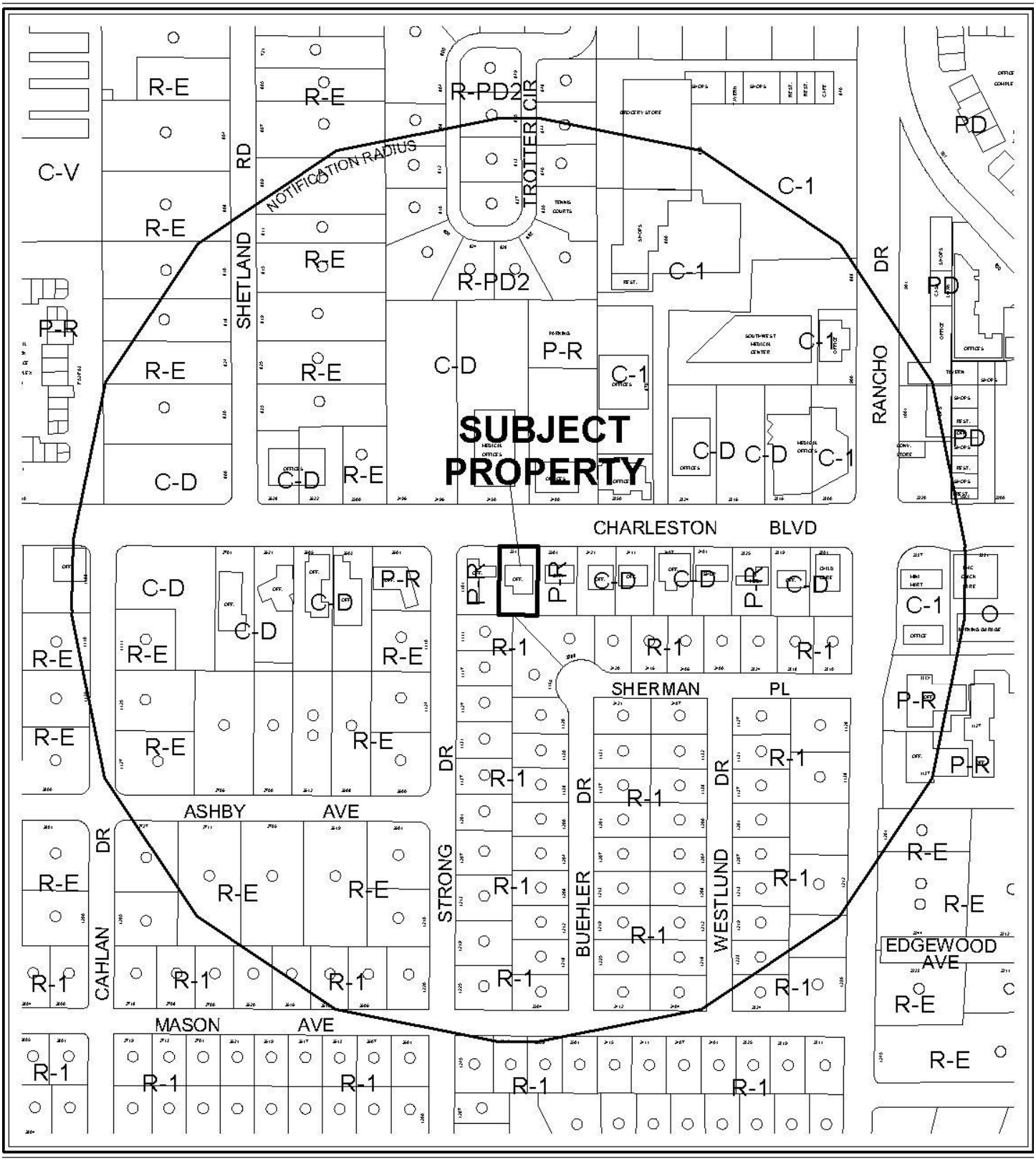
SUBJECT:
VAR-35760 - VARIANCE RELATED TO VAR-35758 - PUBLIC HEARING - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST - Request for a Variance TO ALLOW 15 PARKING SPACES WHERE 17 ARE REQUIRED AND 60% OF THE REQUIRED ON-SITE PARKING TO BE COMPACT PARKING SPACES WHERE 30% IS THE MAXIMUM ALLOWED FOR AN OFFICE, OTHER THAN LISTED USE on 0.33 acres at 2511 West Charleston Boulevard (APN 162-05-511-008), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian)

C.C.: 11/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**7**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



0 300 600 Feet

CASE: **VAR-35760**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

N

0 300 600 Feet

CASE: **VAR-35760**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: VAR-35760 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-35757) and Variance (VAR-35758) if approved.

2. This approval shall be void two years from the date of final approval, unless a certificate of occupancy has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

GK

VAR-35760 - Staff Report Page One
October 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Variance to allow 15 parking spaces where 17 are required and 60% of the required on-site parking to be compact parking spaces where 30% is the maximum allowed for a proposed office development at 2511 West Charleston Boulevard. Associated requests have also been submitted for a Variance (VAR-35758) for lot coverage and a Site Development Plan Review (SDR-35757) for a proposed 4,999 square foot office with Waivers of the Title 19.12.040 Perimeter Landscape Buffer Standards.

Staff cannot support this Variance request, as the applicant has not provided compelling evidence of a unique or extraordinary circumstance, and has created a self-imposed hardship by proposing to overbuild the site; therefore, staff is recommending denial of this request. If this application is denied, associated requests for a Variance (VAR-35758) and Site Development Plan Review (SDR-35757) must also be denied, and the site will remain as it is.

ISSUES

- Approval of this Variance request is required to approve associated requests for a Variance (VAR-35758) for increased lot coverage and a Site Development Plan Review (SDR-35757) for a proposed 4,999 square foot office with Waivers of the Title 19.12.040 Perimeter Landscape Buffer Standards.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
06/19/02	The City Council approved a General Plan Amendment (GPA-0047-01) to amend portions of the Southeast Sector map of the General Plan in the general vicinity of the Charleston Boulevard/Rancho Drive intersection from SC (Service Commercial) to O (Office), from R (Rural Density Residential) to DR (Desert Rural Density Residential), from O (Office) to DR (Desert Rural Density Residential) and from L (Low Density Residential) to DR (Desert Rural Density Residential). Planning Commission recommended denial. Staff recommended approval.
05/21/09	A deed was recorded for a change in ownership at 2511 West Charleston Boulevard.

Related Building Permits/Business Licenses	
04/07/99	A business license (Q07-00149) for a Medical Firm was issued at 2511 West Charleston Boulevard. The license was marked out of business on 07/15/09.
10/23/02	A business license (Q07-00148) for a Medical Firm was issued at 2511 West Charleston Boulevard. The license was marked "out of business" on 09/30/08.

Pre-Application Meeting	
08/21/09	The following items were discussed at the pre-application conference: • Meet with Flood Control to determine finished floor elevations, but no drainage study is required. • Waivers of the perimeter landscape buffers will be required. • A Variance is required to allow 15 parking spaces where 17 spaces are required and 60% of the required on-site parking to be compact parking spaces where 30% is the maximum allowed. • A Variance is required to allow 35% lot coverage where 30% is the maximum allowed.
Neighborhood Meeting	
A neighborhood meeting was not required for this application, nor was one held.	
Field Check	
09/03/09	A field check was performed by staff at the subject property and found an unoccupied office building. The site was well maintained with the exception of the following: • Dead landscaping in the front yard landscape buffer. • Faded parking lot striping.

Details of Application Request	
Site Area	
Net Acres	0.33

Surrounding Property	**Existing Land Use**	**Planned Land Use**	**Existing Zoning**
Subject Property	Office	O (Office)	C-D (Designed Commercial)
North	Medical Offices	O (Office)	C-D (Designed Commercial)
South	Single-Family Residential	L (Low Density Residential)	R-1 (Single-Family Residential)
East	Office	O (Office)	P-R (Professional Office and Parking)
West	Office	O (Office)	P-R (Professional Office and Parking)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts	X		Y
A-O Airport Overlay District – 175 Feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Office, Other than Listed	4,999 SF	1:300	16	1	14	1	
Total			17		15		N
Compact Spaces			5		9		N
Percent Deviation			30%		60%		

ANALYSIS

The parking provided on this site is inadequate to meet the needs of the proposed development, as required by Title 19.04. Alternative site design or a project of smaller scope would alleviate the need for this Variance; therefore, staff is recommending denial of the request as the applicant has created a self-imposed hardship by proposing to overbuild the site

FINDINGS

In accordance with the provisions of Title 19.18.070(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature."

Additionally, Title 19.18.070L states:

> "Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution."

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship. Alternative development of the site with a reduced building footprint or alternate site configuration would allow conformance to the Title 19 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 146

APPROVALS 1

PROTESTS 7

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: VAR-35760 APN: 162-05-511-008

Name of Property Owner: Bustan Family Revocable Liv Tr and Bustan David TRS

Name of Applicant: David Bustan

Name of Representative: APTUS Architecture

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

RECEIVED
AUG 25 2009

Signature of Property Owner: David Bustan

Print Name: David Bustan

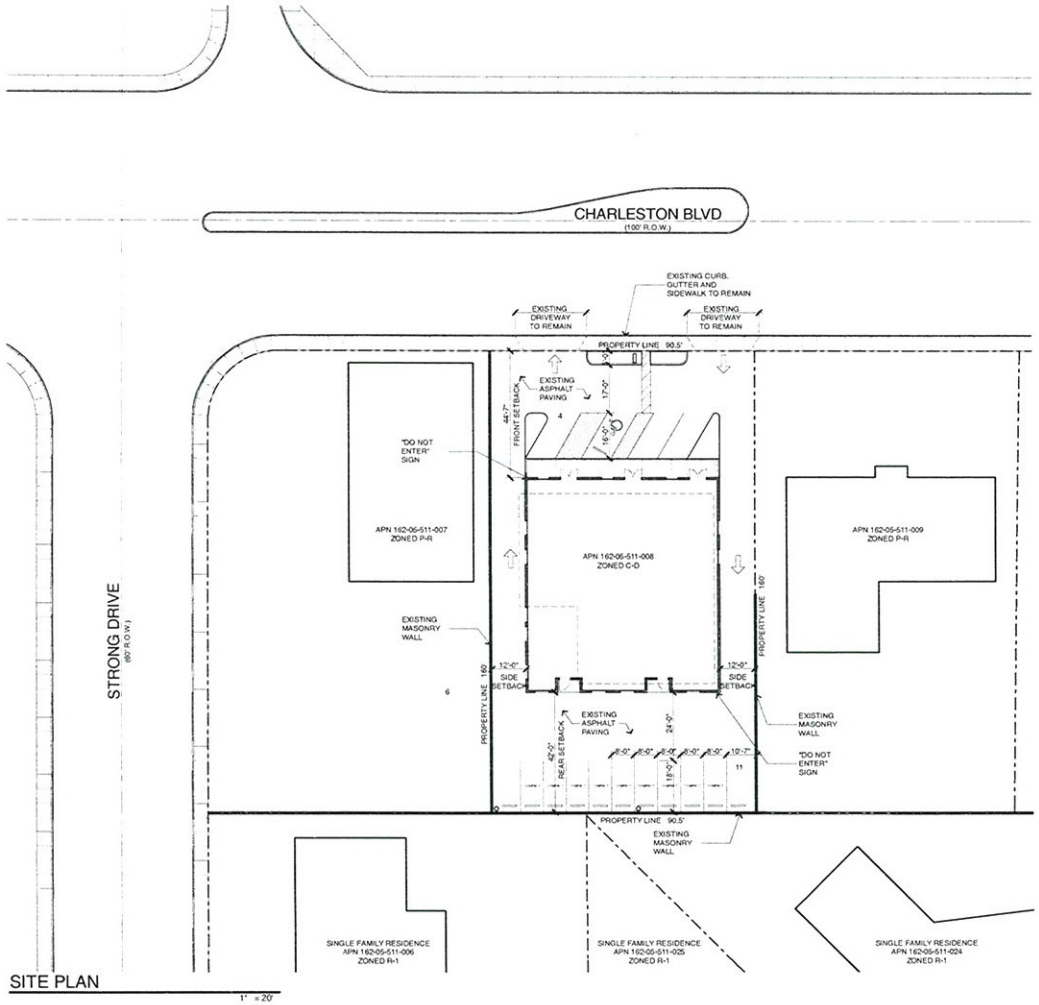
Subscribed and sworn before me

This 11 day of AUGUST, 20 09

_____

Notary Public in and for said County and State

JESUS RODRIGUEZ
Commission # 1626107
Notary Public - California
Los Angeles County
My Comm. Expires Dec 7, 2009



SITE PLAN

1" = 20'

VICINITY & LOCATION MAPS

Site and Project Information

SITE DATA

PARCEL NUMBER	162-05-511-008
JURISDICTION	CITY OF LAS VEGAS - 89102
EXISTING GENERAL PLAN	"O" OFFICE
EXISTING ZONING	C-D
PROPOSED USE	OFFICE
SITE AREA	14,374 NSF .33 NET ACRES

SETBACKS - (BUILDING)

	REQ'D	PROVIDED
FRONT	25'-0"	44'-7"
INTERIOR SIDE	10'-0"	12'-0"
REAR	25'-0"	42'-0"

MAX HEIGHT	20'-0"
ACTUAL HEIGHT	20'-0"
LOT COVERAGE ALLOWED	30%
ACTUAL LOT COVERAGE	(VARIANCE REQUESTED) 34.8%

BUILDING INFORMATION

CODE	2006 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	5B
OCCUPANCY	B
FIRE SPRINKLERS PROVIDED	NO
BUILDING AREAS:	
OFFICE	4,999 SF

PARKING AREA

BUILDING AREA	REQUIRED PARKING	PROVIDED
OFFICE	4,999 SF @ 1:300 = 17	
STANDARD PARKING SPACES PROVIDED		6
COMPACT PARKING SPACES PROVIDED		(60% VARIANCE REQUESTED) 9
HANDICAPPED SPACES PROVIDED		1
TOTAL PARKING		(11.7% VARIANCE REQUESTED) 15
LOADING ZONE (25' X 10')		NONE

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APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

0' 10' 20' 40'

2511 W. Charleston
Site Development Review
2511 W. Charleston
Las Vegas, Nevada 89102

VAR-35758 VAR-35760
SDR-35757 10/08/09 PC

RECEIVED
City of Las Vegas Planning Division
AUG 25 2009

SITE PLAN

AS100

09.062 2511 W. Charleston

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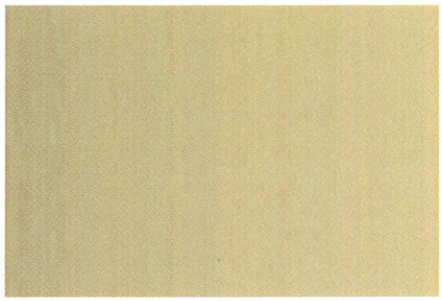
Paint 1



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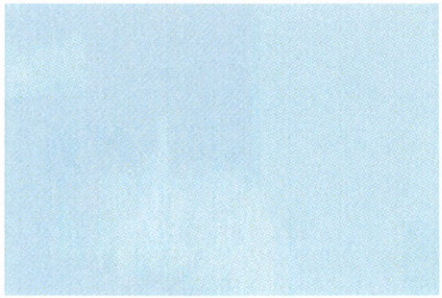

Glazing

Aluminum Storefront Framing

APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213
info@aptusarchitecture.com

2511 W. Charleston

8.25.09

Site Development Review

2511 W. Charleston
Las vegas, Nevada 89102

VAR-35758 VAR-35760
SDR-35757 10/08/09 PC

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AUG 25 2009

VAR-35760 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST
2511 WEST CHARLESTON BOULEVARD
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

VAR-35760 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST
2511 WEST CHARLESTON BOULEVARD
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

VAR-35760 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST
2511 WEST CHARLESTON BOULEVARD
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

August 31, 2009

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, Nevada 89101

RE: **APN: 162-05-511-008**
A. Site Development Review
B. Parking Variance
C. Lot Coverage Variance
D. Landscape Waivers

To Whom it May Concern:

We respectfully submit this request for the aforementioned applications on behalf of our client, David Bustan, for the property located at 2511 W. Charleston. The intended use for the property is as a "Business Office" for Home Health Agency. No patients will be at this location, The current General Plan designation for this parcel is "Office (O)" and zoning designation of "C-D".

We would like to request a Site Development Review for this project. The owner is planning to make improvements with an addition to the existing structure to create a 4,999 square foot structure used for leasable office area for a home health agency. The existing structure is approximately 3,880 sf. The building will be Type 5-B construction with stucco system exterior finish. The site is accessed from two existing pan style driveways along Charleston. The owner is requiting that these driveways remain.

We are also requesting a variance of the commercial development standards to allow fifteen (15) parking spaces where seventeen (17) parking spaces are required due to the site configuration and circulation. We are also requesting 60% compact space, where 30% is allowed. These properties along Charleston were formerly residential lots and are very small and narrow. To get the visibility needed for the building, parking has been placed in front and at the rear of the site. Also, the site has been designed with safety in mind allowing employees to circulate around the building via one-way drives.

A variance of Title 19 Section 19.08.050.C Table 1 to allow 34.8% lot coverage where 30% is the maximum is also being requested due to the size and configuration of the site.

In addition, we are requesting the following landscape waivers: To allow a landscape buffer of 4'-0" where 15'-0" is required adjacent to the right of way, to allow a landscape buffer of 0'-0" where 8'-0" is required on the east and west property lines, to allow a landscape buffer of 0'-0" where 15'-0" is required on the south property line, and to allow two finger islands where 4 are required.

We are anticipating this project will provide additional opportunities for people to work closer to their own homes which would reduce the need for time-consuming commutes. Please consider this request as a positive impact on the City of Las Vegas and the surrounding neighborhood.

Respectfully Submitted,

Kristen G. Neuman

Kristen G. Neuman, AIA
APTUS Architecture

VAR-35758 VAR-35760
SDR-35757 10/08/09 PC SEP 0 1 2009
REVISED

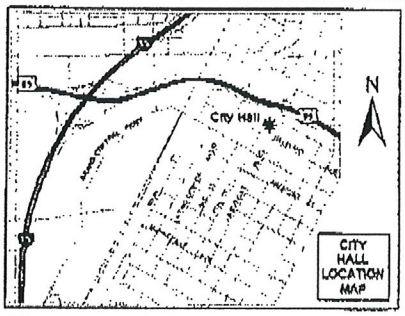
1200 South 4th Street, Suite 206, Las Vegas, Nevada 89104 P 702.839.1200 F 702.839.1213 info@aptusarchitecture.com

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED FIRST CLASS

UNITED STATES POSTAGE PITNEY BOWES
02 1M $ 00.41[4]
0004279216 SEP 24 2009
MAILED FROM ZIP CODE 89101

Return Service Requested
Official Notice of Public Hearing



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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.
VAR-35758 & VAR-35760
Planning Commission Meeting of 10/8/2009

Case: VAR-35758
16205510025
STOVALL LESLIE M & SARAH S
2705 ASHBY AVE
LAS VEGAS NV 89102-2137

GAV0511 89102

20P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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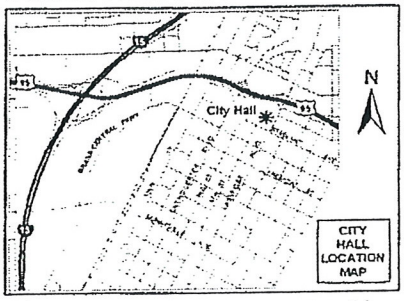
Official Notice of Public Hearing



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Case: VAR-35758
16205513001
GILLETT FAMILY TRUST
1207 STRONG DR
LAS VEGAS NV 89102-2100

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

GAV0511 89102

20P

09/28/2009 01:48 7022580038 360PAINT PAGE 02

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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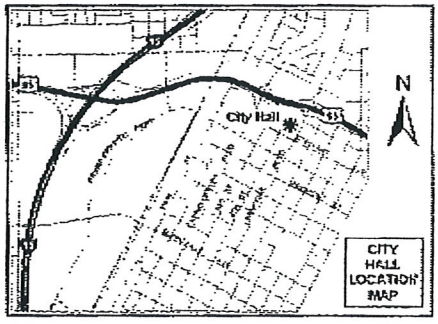
Official Notice of Public Hearing



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VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

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SEP 29 2009

Case: VAR-35758

16205511005
COOK ALVY F
1117 STRONG DR
LAS VEGAS NV 89102-2133

No way This Business is Nothing But trouble!
They Do Not Get Along with home owners!

89102 GAVD511

20P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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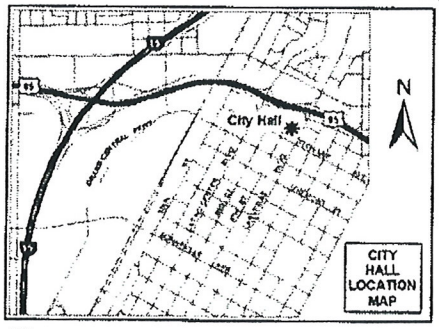

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Please use available blank space on card for your comments.

VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

Case: VAR-35758
16204101015
RENTCHLER JOHN M
1201 S RANCHO DR
LAS VEGAS NV 89102-2216

GAVD511 89102

20P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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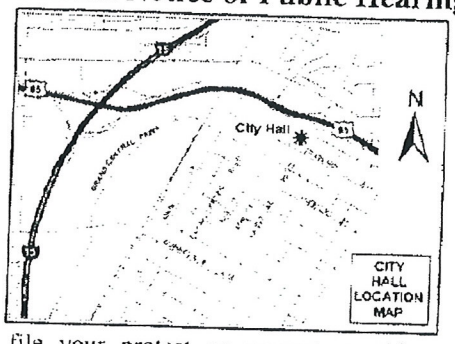

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VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

RECEIVED
OCT 01 2009

16205513015 Case: VAR-35758
HUSSEY DANIEL S & KATHRYN
2273 TRAFALGAR CT
HENDERSON NV 89074-5328

GAVD511 89074

20P

City of Las Vegas
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731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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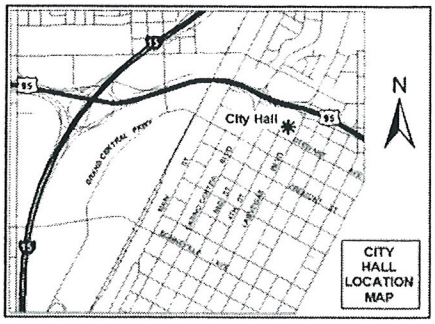

RECEIVED
OCT 01 2009

Too Little Parking

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

Case: VAR-35758

16205513046
MASON DAVID L
1137 SO RANCHO DR #120
LAS VEGAS NV 89102-2259

GAVOS11 A3102

20P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

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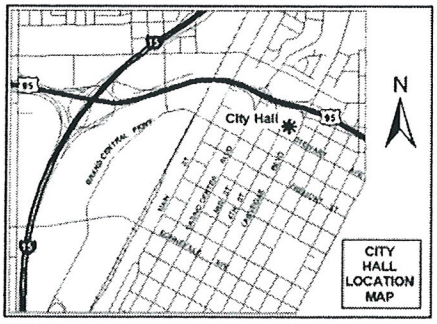
Official Notice of Public Hearing



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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

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OCT 01 2009

Too Little Parking

Case: VAR-35758
16204117003
RANCHO COURTYARD L L C
1137 SO RANCHO DR #120
LAS VEGAS NV 89102-2259

GAVDS11 89102

20P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
PITNEY BOWES
02 1M
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$ 00.41⁴
SEP 24 2009
MAILED FROM ZIP CODE 89101

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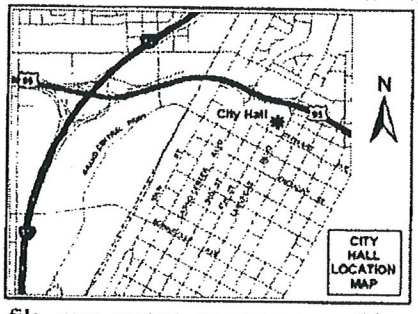
Official Notice of Public Hearing



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☑ I SUPPORT this Request ☐ I OPPOSE this Request

Please use available blank space on card for your comments.

VAR-35758 & VAR-35760

Planning Commission Meeting of 10/8/2009

RECEIVED
SEP 29 2009

Case: VAR-35758

16205511009
STELLAR LIMITED
1200 SAINTSBURY DR
LAS VEGAS NV 89144-1108

GAVDS11 89144

20A

City of Las Vegas Agenda Item No.: **21.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

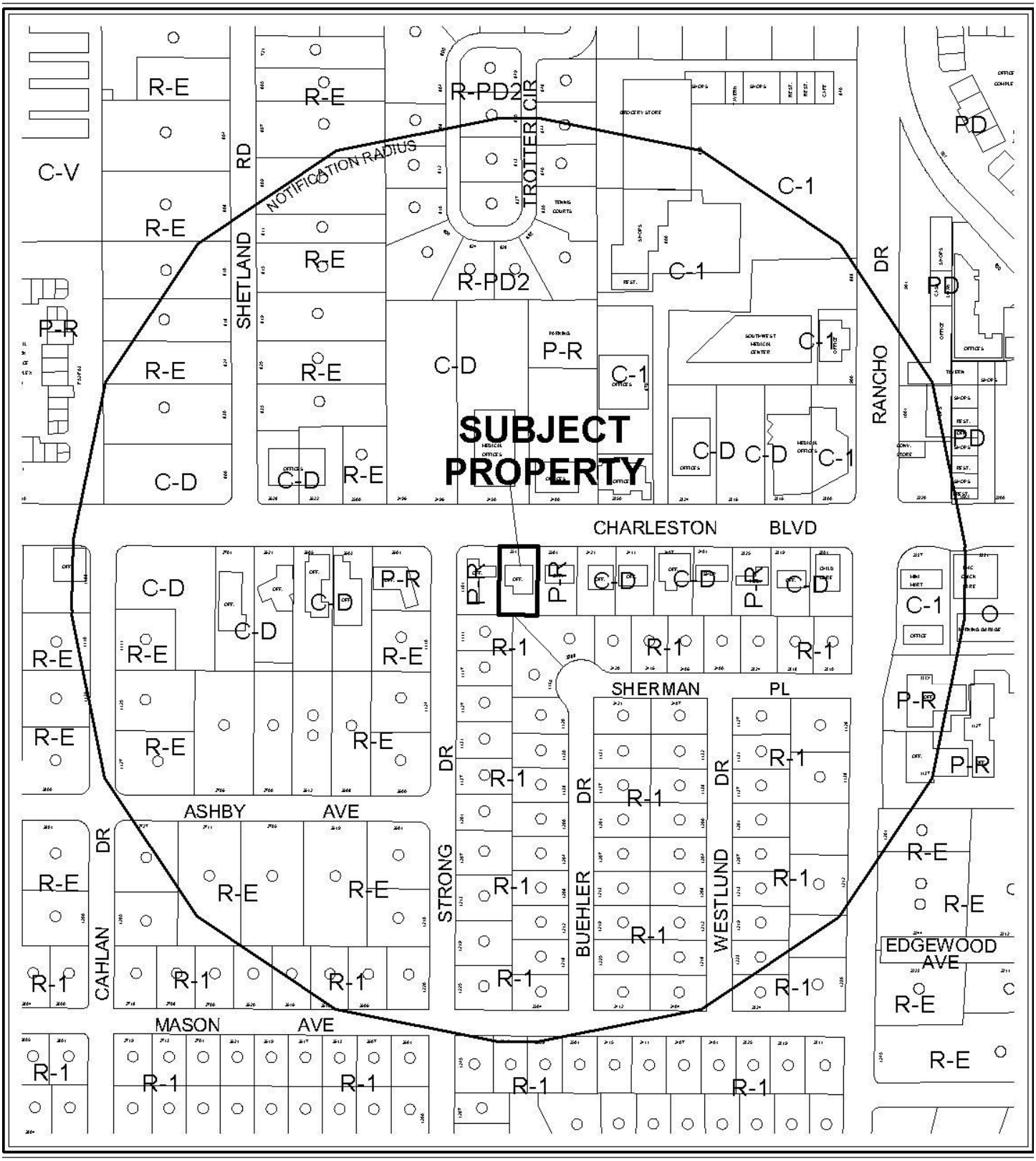
SUBJECT:
SDR-35757 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-35758 AND VAR-35760 - PUBLIC HEARING - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST - Request for a PROPOSED 4,999 SQUARE-FOOT OFFICE, OTHER THAN LISTED, WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS TO ALLOW A FOUR-FOOT BUFFER ALONG THE FRONT PERIMETER WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG THE SOUTH, EAST, AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.33 acres at 2511 West Charleston Boulevard (APN 162-05-511-008), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian)

C.C.: 11/04/2009

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**7**	**Planning Commission Mtg.**	**1**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

BACKUP DOCUMENTATION:
1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards



0 300 600 Feet

CASE: **SDR-35757**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

N

0 300 600 Feet

CASE: **SDR-35757**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-D (DESIGNED COMMERCIAL)

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SDR-35757 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Conformance to the conditions for Variance (VAR-35758) and Variance (VAR-35760) if approved.

2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. All development shall be in conformance with the floor plan date stamped 09/11/09, the site plan date stamped, 09/09/09 and the landscape plan and building elevations, date stamped, 08/25/09 except as amended by conditions herein.

4. Waivers from Title 19.12.040 are hereby approved, to allow a four-foot landscape buffer along the north perimeter where 15 feet is the minimum required and a zero-foot landscape buffer along the south, east and west perimeters where eight feet is the minimum required.

5. Exceptions from Title 19.12.040 are hereby approved, to allow two parking lot landscape islands where four are required and zero trees within the landscape buffer along the north perimeter where four trees are required.

6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.

8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).

9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

12. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

15. Landscape and maintain all unimproved right-of-way, if any, on Charleston Boulevard adjacent to this site.

16. The pan-style driveways accessing this site from Charleston Boulevard are acceptable as shown on the site plan date stamped September 9, 2009.

17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

SDR-35757 - Staff Report Page One
October 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

The subject site consists of an existing 3,880 square foot office building at 2511 West Charleston Boulevard. This is a request for a proposed 4,999 square foot office. The existing 3,880 square foot office building will be demolished and replaced by a 4,999 square foot office. The applicant is requesting Waivers of the Title 19.12.040 Perimeter Landscape Buffer Standards along the north, south, east, and west perimeters. The applicant is also requesting, as part of the review, Exceptions to allow two parking lot landscape islands where four are required and zero trees within the north landscape buffer where four are required. Associated requests have also been submitted for a Variance (VAR-35758) to allow 35% lot coverage where 30% is the maximum allowed and a Variance (VAR-35760) to allow 15 parking spaces where 17 parking spaces are required and 60% of the required on-site parking to be compact parking spaces where 30% is the maximum allowed.

The proposed development will result in a site that is overbuilit, as is evidenced by the requested Waivers and Exceptions as part of the Site Development Plan Review, as well as the associated Variance requests. Furthermore, the elimination of the landscape buffer areas, combined with the elimination of planting materials, is not consistent with Objective 2.2 of the General Plan. Therefore, staff is recommending denial of this request. If this application is denied, the site will remain as a 3,880 square foot office.

Issues

- Approval of a companion Variance (VAR-35758) to allow 35% lot coverage where 30% is the maximum allowed is necessary for this request to be approved.
- Approval of a companion Variance (VAR-35760) to allow 15 parking spaces where 17 are required and 60% of the required on-site parking to be compact parking spaces where 30% is the maximum allowed is necessary for this request to be approved.
- The applicant is requesting a Waiver to allow a four-foot landscape buffer along the north perimeter where 15 feet is required.
- The applicant is requesting a Waiver to allow a zero-foot landscape buffer along the south, east and west perimeters where eight feet is required.
- The applicant is requesting Exceptions to allow two parking lot landscape islands where four are required and zero trees within the landscape buffer along the north perimeter where two trees are required.
- The elimination of the buffer areas, combined with the elimination of planting materials, is not consistent with Objective 2.2 of the General Plan.

SDR-35757 - Staff Report Page Two
October 8, 2009 - Planning Commission Meeting

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
06/19/02	The City Council approved a General Plan Amendment (GPA-0047-01) to amend portions of the Southeast Sector map of the General Plan in the general vicinity of the Charleston Boulevard/Rancho Drive intersection from SC (Service Commercial) to O (Office), from R (Rural Density Residential) to DR (Desert Rural Density Residential), from O (Office) to DR (Desert Rural Density Residential) and from L (Low Density Residential) to DR (Desert Rural Density Residential). Planning Commission recommended denial. Staff recommended approval.
05/21/09	A deed was recorded for a change in ownership at 2511 West Charleston Boulevard.
Related Building Permits/Business Licenses	
04/07/99	A business license (Q07-00149) for a Medical Firm was issued at 2511 West Charleston Boulevard. The license was marked out of business on 07/15/09.
10/23/02	A business license (Q07-00148) for a Medical Firm was issued at 2511 West Charleston Boulevard. The license was marked "out of business" on 09/30/08.
Pre-Application Meeting	
08/21/09	The following items were discussed at the pre-application conference: • Meet with Flood Control to determine finished floor elevations, but no drainage study is required. • Waivers of the perimeter landscape buffers will be required. • A Variance is required to allow 15 parking spaces where 17 spaces are required and 60% of the required on-site parking to be compact parking spaces where 30% is the maximum allowed. • A Variance is required to allow 35% lot coverage where 30% is the maximum allowed.
Neighborhood Meeting	
A neighborhood meeting was not required for this application, nor was one held.	
Field Check	
09/03/09	A field check was performed by staff at the subject property and found an unoccupied office building. The site was well maintained with the exception of the following: • Dead landscaping in the front yard landscape buffer. • Faded parking lot striping.

Details of Application Request	
Site Area	
Net Acres	0.33

GK

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office	O (Office)	C-D (Designed Commercial)
North	Medical Offices	O (Office)	C-D (Designed Commercial)
South	Single-Family Residential	L (Low Density Residential)	R-1 (Single-Family Residential)
East	Office	O (Office)	P-R (Professional Office and Parking)
West	Office	O (Office)	P-R (Professional Office and Parking)

Special Districts/Zones	*Yes*	*No*	*Compliance*
Special Purpose and Overlay Districts	X		Y
A-O Airport Overlay District – 175 Feet	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.08.050, the following development standards apply:

Standard	*Required/Allowed*	*Provided*	*Compliance*
Min. Lot Width	100 Feet	90 Feet	N*
Min. Setbacks			
• Front	25 Feet	44 Feet	Y
• Side	10 Feet	12 Feet	Y
• Rear	25 Feet	42 Feet	Y
Max. Lot Coverage	30%	35%	N
Max. Building Height	2 Stories or 35 Feet	20 Feet	Y
Trash Enclosure	Y	Curb-Side Pick-up	Y

**The subject site is nonconforming for required lot width.*

Residential Adjacency Standards	*Required/Allowed*	*Provided*	*Compliance*
3:1 proximity slope	60 Feet	60.5 Feet	Y
Adjacent development matching setback	15 Feet	42 Feet	Y

Pursuant to Title 19.12.040, the following landscape standards shall apply:

Landscaping and Open Space Standards				
Standards	***Required***		***Provided***	***Compliance***
	Ratio	***Trees***		
Parking Area	1 Tree / 6 Spaces	3 Trees	2 Trees	N
Buffer: Min. Trees				
• Rear	1 Tree / 20 Linear Feet	5 Trees	Zero Trees	N
• Front/Sides	1 Tree / 30 Linear Feet	22 Trees	Zero Trees	N
TOTAL		30 Trees	2 Trees	N
Min. Zone Width				
• Front	15 Feet		4 Feet	N
• Sides	8 Feet		Zero Feet	N
• Rear	8 Feet		Zero Feet	N
Wall Height	6-8 Feet, Adjacent to Residential		6 Feet	Y

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Office, Other than Listed	4,999 SF	1:300	16	1	14	1	
Total			17		15		N
Compact Spaces			5		9		N
Percent Deviation			30%		60%		

Waivers		
Requirement	**Request**	**Staff Recommendation**
15 Feet	A four-foot landscape buffer along the north perimeter.	Denial
8 Feet	A zero-foot landscape buffer along the south, east and west perimeters.	Denial

Exceptions		
Requirement	**Request**	**Staff Recommendation**
2 Trees	Zero trees within the landscape buffer along the north perimeter.	Denial
Four parking lot landscape islands	Two parking lot landscape islands	Denial

ANALYSIS

The site, as proposed is deficient in the required parking, lot coverage, and landscaping. Per Title 19.04, an Office, Other than Listed requires one space per 300 square feet of gross floor area, resulting in the need for 17 spaces, one of which is required to be handicap accessible. Per Title 19.10, a minimum of 70% of the parking spaces shall be standard size and up to 30% may be designed as compact parking spaces. The site plan depicts a total of 15 spaces, including one handicap accessible space, which is a 12% deviation from standard. The site plan also depicts 60% of the required on-site parking designed as compact parking spaces, which is a 30% deviation from standard. A companion Variance (VAR-35760) has been submitted to address these issues.

Per Title 19.08, lot coverage may be up to a maximum of 30% of the net lot area. The site plan depicts a total lot coverage area of 35%, which is a 5% deviation from standard. A companion Variance (VAR-35758) has been submitted to address this issue.

Per Title 19.12, a perimeter landscape buffer of 15 feet must be provided adjacent to all street right-of-way and buffers of eight feet shall be provided on interior property lines. The site plan depicts a four-foot landscape buffer along the street right-of-way, which is an 11-foot deviation from standard and a zero foot landscape buffer along the south, east and west property lines, which is an eight-foot deviation from standard. The applicant is also requesting, as part of the review, Exceptions to allow zero trees within the landscape buffer along the north perimeter and two parking lot landscape islands where four are required.

The overall site is accessed from Charleston Boulevard. This street is indicated as a 100-foot Primary Arterial on the Master Plan of Streets and Highways. The overall circulation of the site is inadequate. The northern (front) portion of the building is being extended to the point where the onsite circulation will be negatively impacted. The parking lot and circulation layout would require vehicles to make a u-turn onsite if they wish to access the parking stalls adjacent to Charleston Boulevard. Due to the one-way configuration required for the lot, vehicles unable to park in the front of the building would have to exit and re-enter the site in order to park in the rear of the building.

Staff cannot support the Waiver and Exception requests or the requests for the companion Variances (VAR-35760) and (VAR-35758) as the 12% reduction in required parking, 30% deviation from the maximum number of compact parking spaces allowed, 5% excess of lot coverage, and deficient landscaping denotes that the site is being overbuilt. Furthermore, the elimination of the buffer areas, combined with the elimination of planting materials, is not consistent with Objective 2.2 of the General Plan, which is "to ensure that low density residential land uses within mature neighborhoods can exist in close proximity to higher density residential, mixed-use, or non-residential land uses by mitigating adverse impacts where feasible." The buffer areas are intended to provide mitigation for adverse visual and aural impacts on the adjacent residential properties. Staff is recommending denial of these requests.

FINDINGS

The following findings must be made for an SDR:

1. **The proposed development is compatible with adjacent development and development in the area;**

   The proposed development is not compatible with the adjacent residential development to the south, in that the landscape buffer areas required to mitigate the adverse visual and aural impacts of the commercial site will not be provided.

2. **The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

   The proposed development is not consistent with Objective 2.2 of the General Plan and does not comply with Title 19.08.050 Commercial Development Standards and Title 19.12.040 Landscaping standards.

3. **Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

   The site is accessed by two existing driveways to Charleston Boulevard, designated as a 100-foot Primary Arterial by the Master Plan of Streets and Highways, and will have no impact on adjacent neighborhood traffic as there is no direct access from the site into the adjacent residential neighborhood.

4. **Building and landscape materials are appropriate for the area and for the City;**

   The building materials are appropriate for the area and for the city. Landscape materials, as conditioned, are appropriate for the area and the city.

5. **Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

   The proposed single-story structure is compatible with the development in the area.

6. **Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

   The proposed development is subject to permit review and inspection; therefore, appropriate measures will be taken to protect the health, safety and general welfare.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 19

ASSEMBLY DISTRICT 9

SENATE DISTRICT 3

NOTICES MAILED 146

APPROVALS 1

PROTESTS 7

PLANNING & DEVELOPMENT

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: SDR-35757. APN: 162-05-511-008

Name of Property Owner: Bustan Family Revocable Liv Tr and Bustan David TRS

Name of Applicant: David Bustan

Name of Representative: APTUS Architecture

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: David Bustan

Print Name: David Bustan

Subscribed and sworn before me

This 11 day of August, 2009

_____

Notary Public in and for said County and State

JESUS RODRIGUEZ
Commission # 1626107
Notary Public - California
Los Angeles County
My Comm. Expires Dec 7, 2009

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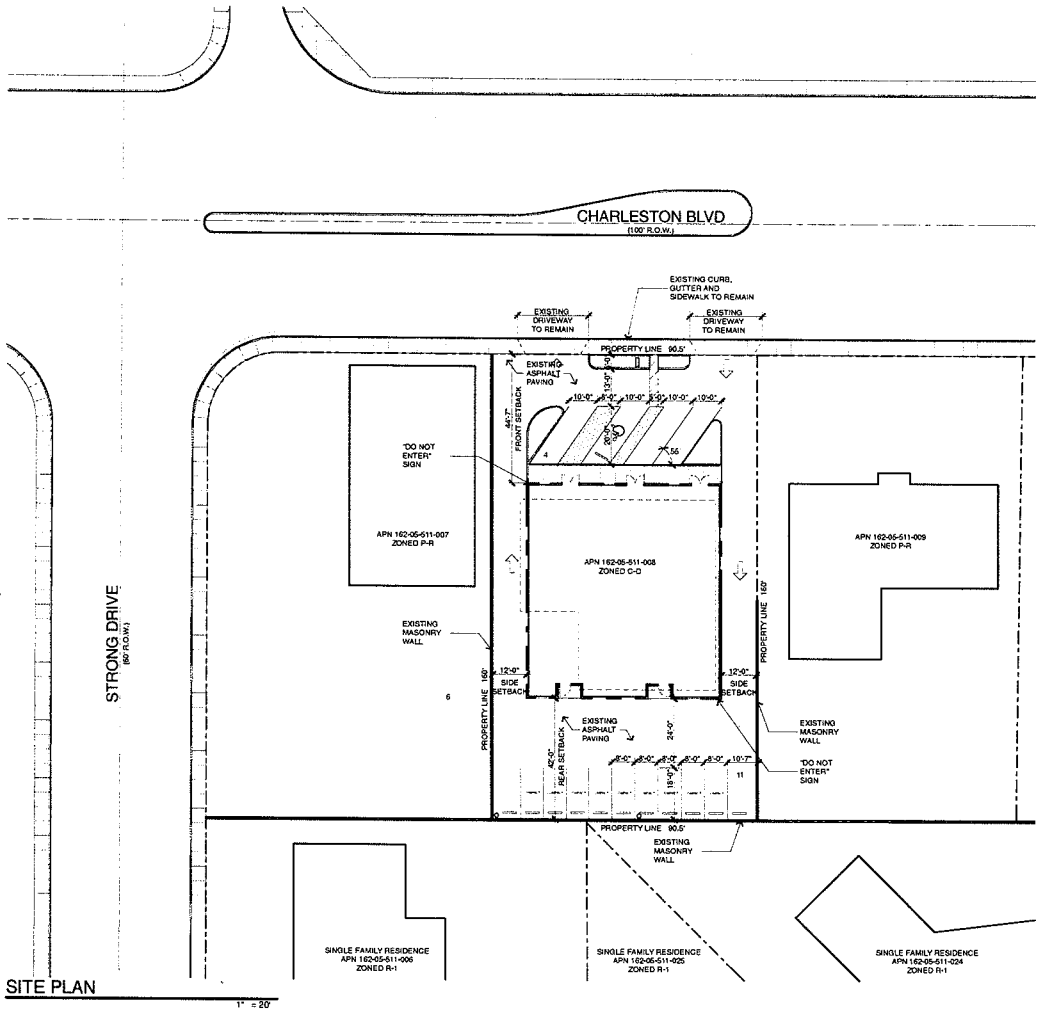
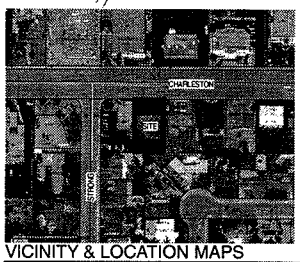


SITE PLAN

1" = 20'



VICINITY & LOCATION MAPS

Site and Project Information

SITE DATA

PARCEL NUMBER	162-05-511-008
JURISDICTION	CITY OF LAS VEGAS - 89102
EXISTING GENERAL PLAN	"O" OFFICE
EXISTING ZONING	C-D
PROPOSED USE	OFFICE
SITE AREA	14,374 NSF .33 NET ACRES

SETBACKS - (BUILDING)

	REQ'D	PROVIDED
FRONT	25'-0"	44'-7"
INTERIOR SIDE	10'-0"	12'-0"
REAR	25'-0"	42'-0"

MAX HEIGHT	20'-0"
ACTUAL HEIGHT	20'-0"
LOT COVERAGE ALLOWED	30%
ACTUAL LOT COVERAGE	(VARIANCE REQUESTED) 34.8%

BUILDING INFORMATION

CODE	2006 INTERNATIONAL BUILDING CODE
CONSTRUCTION TYPE	5B
OCCUPANCY	B
FIRE SPRINKLERS PROVIDED	NO
BUILDING AREAS:	
OFFICE	4,999 SF

PARKING AREA

BUILDING AREA	REQUIRED PARKING	PROVIDED
OFFICE	4,999 SF @ 1/300 = 17	
STANDARD PARKING SPACES PROVIDED		6
COMPACT PARKING SPACES PROVIDED		(50% VARIANCE REQUESTED) 9
HANDICAPPED SPACES PROVIDED		1
TOTAL PARKING		(11.7% VARIANCE REQUESTED) 15
LOADING ZONE (25' X 10')		NONE

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APTUS Architecture
1200 South 4th Street
Suite 206
Las Vegas, Nevada 89104
P 702.839.1200
F 702.839.1213

0' 10' 20' 40'

2511 W. Charleston
Site Development Review
2511 W. Charleston
Las Vegas, Nevada 89102

City of Las Vegas SDR Submittal	08.25.09
City of Las Vegas SDR Submittal (Rev.)	09.09.09

SITE PLAN

AS100

09.062 2511 W. Charleston

SDR-35757 10/08/09 PC
REVISED

SEP 09 2009

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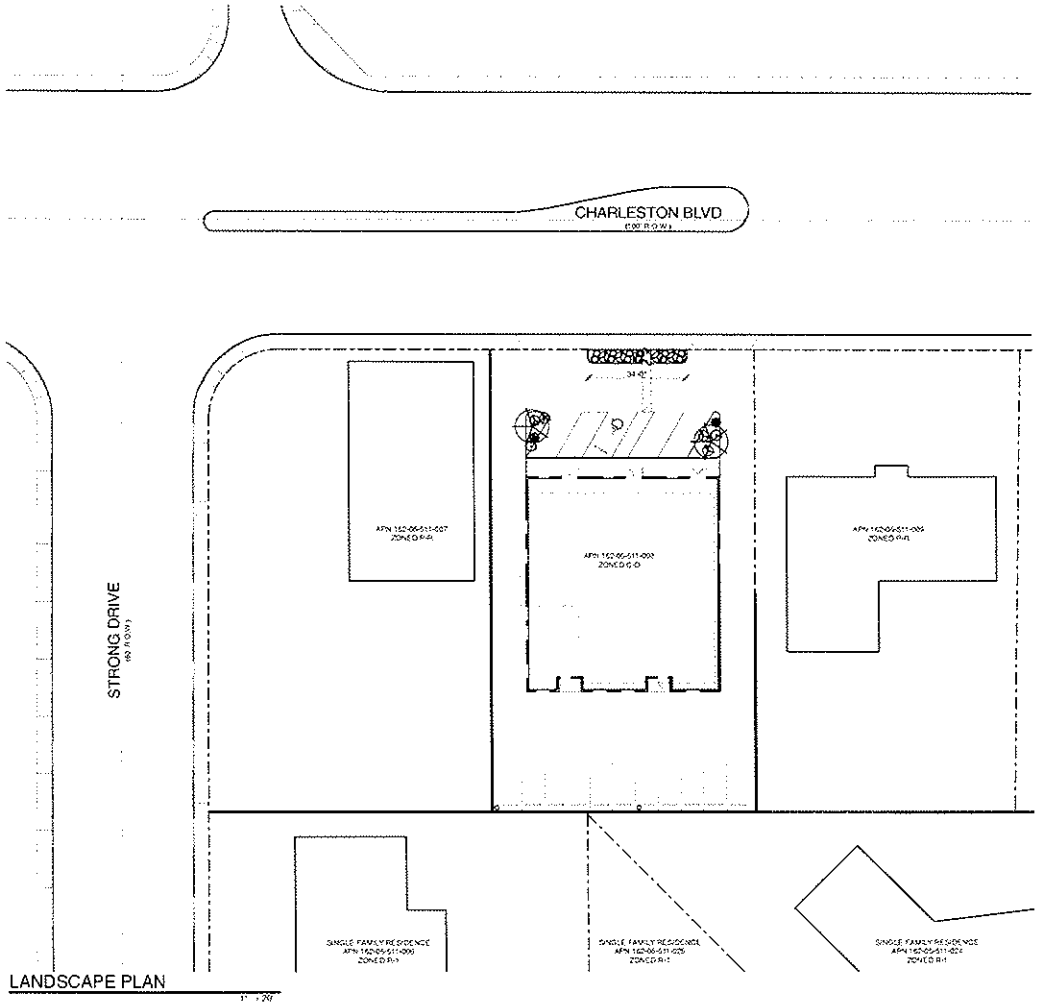

LANDSCAPE PLAN

LANDSCAPE SCHEDULE			
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
TREES			
	HOLLY OAK		36" BOX
SHRUBS			
	YELLOW BIRD OF PARADISE		5 GAL
	RED BIRD OF PARADISE		5 GAL
	DESERT CASSIA		5 GAL
GRASSES			
	DEER GRASS		5 GAL

LANDSCAPE BUFFERS		
	REQUIRED	PROVIDED
FRONT	15'-0"	4'-0"
INTERIOR SIDE	7'-0"	2'-0"
REAR	15'-0"	5'-0"

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0' 10' 20' 40'

2511 W. Charleston
Site Development Review
2511 W. Charleston
Las Vegas, Nevada 89102

VAR-35758
SDR-35757
VAR-35760
10/08/09 PC

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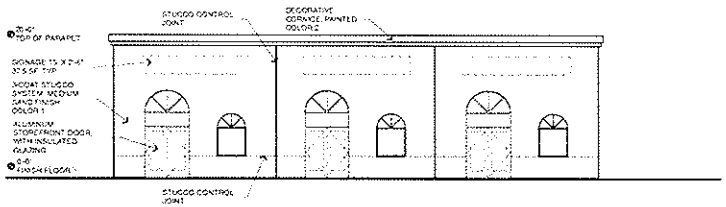
AUG 25 2009

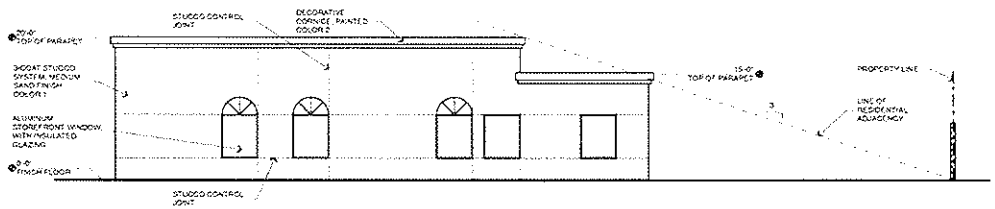
PLANTING PLAN

L100

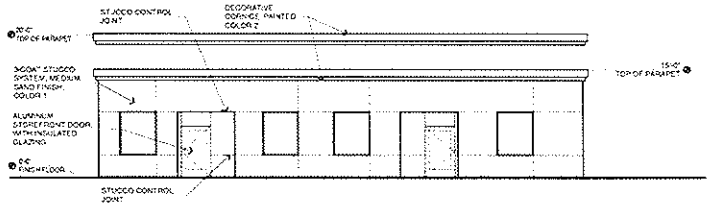
09-062 2511 W. Charleston



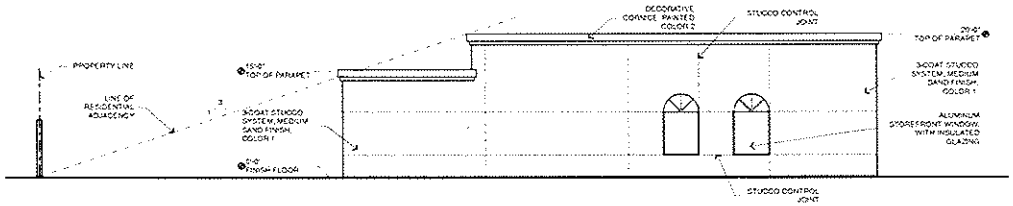
B1 NORTH ELEVATION



B3 WEST ELEVATION



D1 SOUTH ELEVATION



D3 EAST ELEVATION

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VAR-35758 VAR-35760
SDR-35757 10/08/09 PC

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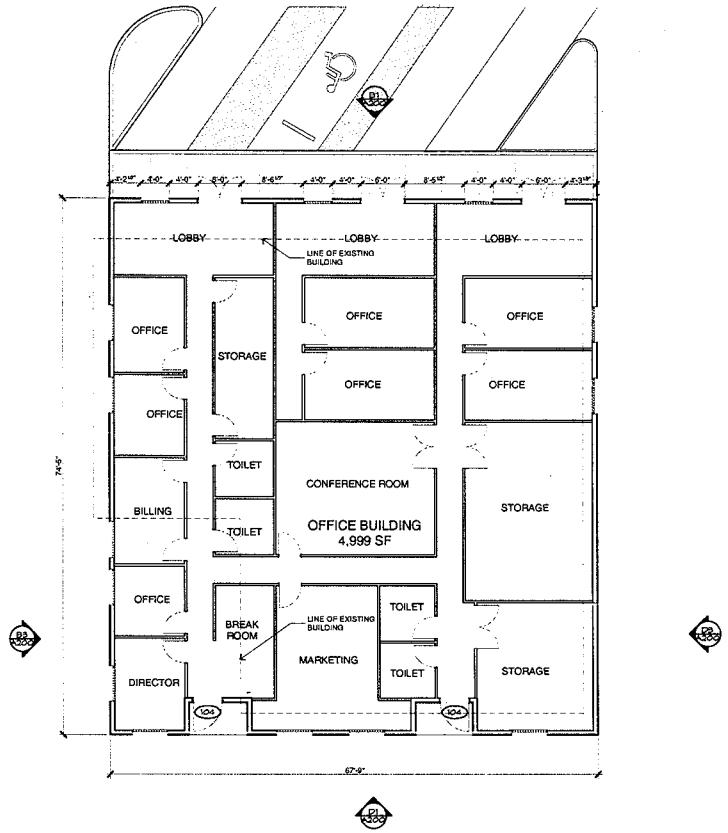
BUILDING ELEVATIONS

A200



FLOOR PLAN

1/8" = 1'-0"

SDR-35757 10/08/09 PC

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Site Development Review
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City of Las Vegas SDR Submittal 08.25.09
City of Las Vegas SDR Submittal (Rev.) 09.10.09

FLOOR PLAN

A100

09.062 2511 W. Charleston

SEP 11 2009

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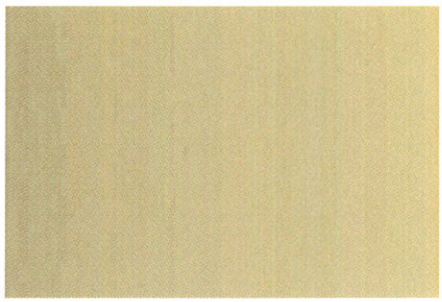
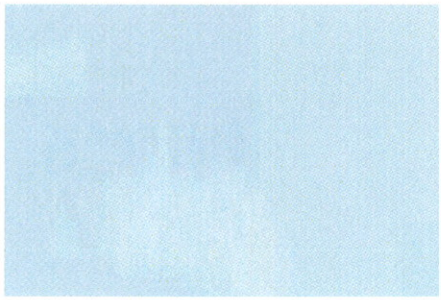


Paint 2



Glazing

Aluminum Storefront Framing

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info@aptusarchitecture.com

2511 W. Charleston

8.25.09

Site Development Review

2511 W. Charleston
Las vegas, Nevada 89102

VAR-35758 VAR-35760
SDR-35757 10/08/09 PC

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SDR 35757				
Bustan Family Revocable Living Trust				
2511 W. Charleston Blvd.				
Proposed 1.1 thousand square foot addition to an existing office.				
Traffic produced by proposed development:				
Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	3.9	11.01	43
AM Peak Hour			1.55	6
PM Peak Hour			1.49	6
(heaviest 60 minutes)				
Proposed Addition	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	1.1	11.01	12
AM Peak Hour			1.55	2
PM Peak Hour			1.49	2
(heaviest 60 minutes)				
Net Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	5.0	11.01	55
AM Peak Hour			1.55	8
PM Peak Hour			1.49	8
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Charleston Blvd.				
Average Daily Traffic (ADT)	45,079			
PM Peak Hour	3606			
(heaviest 60 minutes)				
Rancho Dr.				
Average Daily Traffic (ADT)	32,469			
PM Peak Hour	2,597			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets				
	Adjacent street ADT			
	Capacity			
Charleston Blvd.	49210			
Rancho Dr.	34500			

This project will add approximately 12 trips per day on Charleston Blvd. and Rancho Dr. This will increase the existing volumes by less than 1 percent on both of these streets. Charleston is at about 92 percent of capacity and Rancho is at about 94 percent of capacity.				
Based on Peak Hour use, this development will add roughly 2 additional cars into the area; which works out to about 1 every 30 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				

SDR-35757 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST
2511 WEST CHARLESTON BOULEVARD
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

SDR-35757 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST
2511 WEST CHARLESTON BOULEVARD
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

SDR-35757 - APPLICANT/OWNER: BUSTAN FAMILY REVOCABLE LIVING TRUST
2511 WEST CHARLESTON BOULEVARD
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

August 31, 2009

City of Las Vegas
Planning and Development Department
731 South 4th Street
Las Vegas, Nevada 89101

RE: **APN: 162-05-511-008**
A. Site Development Review
B. Parking Variance
C. Lot Coverage Variance
D. Landscape Waivers

To Whom it May Concern:

We respectfully submit this request for the aforementioned applications on behalf of our client, David Bustan, for the property located at 2511 W. Charleston. The intended use for the property is as a "Business Office" for Home Health Agency. No patients will be at this location, The current General Plan designation for this parcel is "Office (O)" and zoning designation of "C-D".

We would like to request a Site Development Review for this project. The owner is planning to make improvements with an addition to the existing structure to create a 4,999 square foot structure used for leasable office area for a home health agency. The existing structure is approximately 3,880 sf. The building will be Type 5-B construction with stucco system exterior finish. The site is accessed from two existing pan style driveways along Charleston. The owner is requiting that these driveways remain.

We are also requesting a variance of the commercial development standards to allow fifteen (15) parking spaces where seventeen (17) parking spaces are required due to the site configuration and circulation. We are also requesting 60% compact space, where 30% is allowed. These properties along Charleston were formerly residential lots and are very small and narrow. To get the visibility needed for the building, parking has been placed in front and at the rear of the site. Also, the site has been designed with safety in mind allowing employees to circulate around the building via one-way drives.

A variance of Title 19 Section 19.08.050.C Table 1 to allow 34.8% lot coverage where 30% is the maximum is also being requested due to the size and configuration of the site.

In addition, we are requesting the following landscape waivers: To allow a landscape buffer of 4'-0" where 15'-0" is required adjacent to the right of way, to allow a landscape buffer of 0'-0" where 8'-0" is required on the east and west property lines, to allow a landscape buffer of 0'-0" where 15'-0" is required on the south property line, and to allow two finger islands where 4 are required.

We are anticipating this project will provide additional opportunities for people to work closer to their own homes which would reduce the need for time-consuming commutes. Please consider this request as a positive impact on the City of Las Vegas and the surrounding neighborhood.

Respectfully Submitted,

Kristen G. Neuman

Kristen G. Neuman, AIA
APTUS Architecture

VAR-35758 VAR-35760
SDR-35757 10/08/09 PC SEP 0 1 2009
REVISED

1200 South 4th Street, Suite 206, Las Vegas, Nevada 89104 P 702.839.1200 F 702.839.1213 info@aptusarchitecture.com

City of Las Vegas
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Development Services Center
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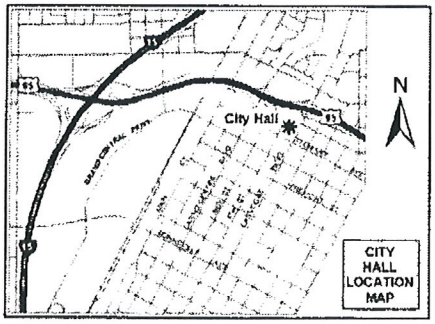

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-35757

Planning Commission Meeting of 10/8/2009

Case: SDR-35757
16204101015
RENTCHLER JOHN M
1201 S RANCHO DR
LAS VEGAS NV 89102-2216

GAVOS11 89102

21P

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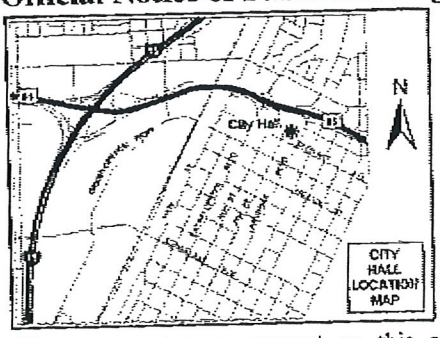

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☐ I SUPPORT this Request

☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-35757

Planning Commission Meeting of 10/8/2009

They Are Always using my parking in front of House.
They Do not Get Along with Home owners!

GAVIDS11 89102

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SEP 29 2009

Case: SDR-35757

16205511005
COOK ALVY F
1117 STRONG DR
LAS VEGAS NV 89102-2133

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City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested

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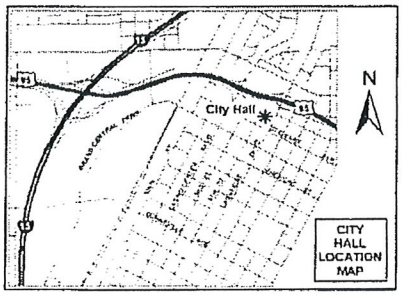

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-35757

Planning Commission Meeting of 10/8/2009

Case: SDR-35757
16205513001
GILLETT FAMILY TRUST
1207 STRONG DR
LAS VEGAS NV 89102-2100

GAVDS11 89102

21P

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Planning & Development Department
Development Services Center
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Las Vegas, Nevada 89101-2986

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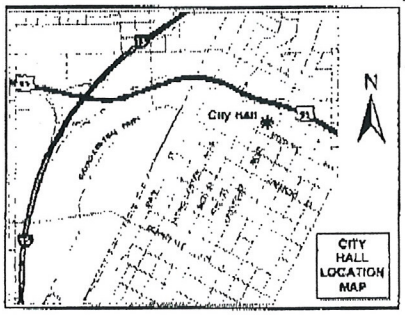
Official Notice of Public Hearing



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SEP 29 2009

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☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-35757
Planning Commission Meeting of 10/8/2009

Case: SDR-35757
16205510025
STOVALL LESLIE M & SARAH S
2705 ASHBY AVE
LAS VEGAS NV 89102-2137

GAUDS11 A$102

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Planning & Development Department
Development Services Center
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Las Vegas, Nevada 89101-2986

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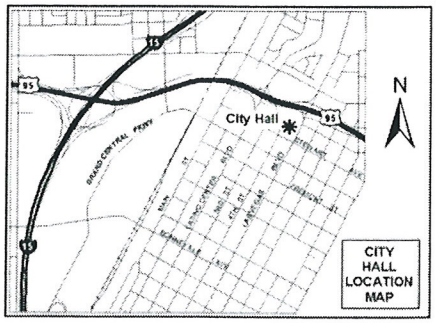
Official Notice of Public Hearing



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Too Little Parking

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-35757

Planning Commission Meeting of 10/8/2009

Case: SDR-35757

16204117003
RANCHO COURTYARD L L C
1137 SO RANCHO DR #120
LAS VEGAS NV 89102-2259

GAVDS11 89102

21P

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Planning & Development Department
Development Services Center
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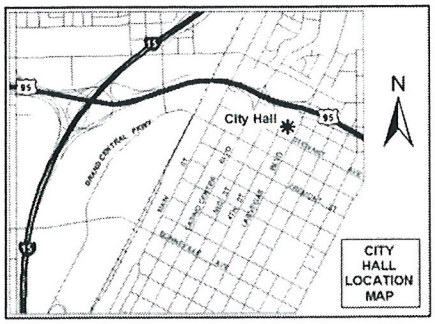

Too Little Parkings

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OCT 01 2009

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-35757
Planning Commission Meeting of 10/8/2009

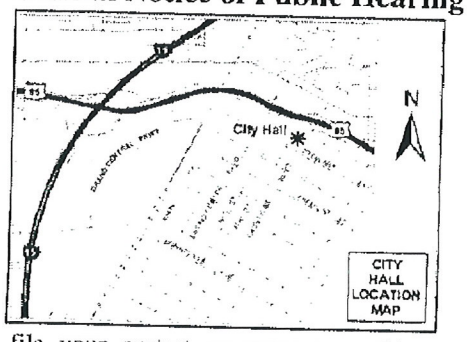
Case: SDR-35757
16205513046
MASON DAVID L
1137 SO RANCHO DR #120
LAS VEGAS NV 89102-2259

CAVOS11 89102

21P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

Return Service Requested
Official Notice of Public Hearing



This developer should follow the law & not overbuild our neighborhood.

RECEIVED
OCT 01 2009

If you wish to file your protest or support on this request, check the appropriate box below and return this card in an envelope with postage to the Planning & Development Department at the address listed above or fax this side of this card to (702) 385-7268. If you would like to contact your Council Representative, please call (702) 229-6405.

☐ I SUPPORT this Request ☒ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-35757

Planning Commission Meeting of 10/8/2009

16205513015 Case: SDR-35757
HUSSEY DANIEL S & KATHRYN
2273 TRAFALGAR CT
HENDERSON NV 89074-5328

GAVDS11 89074

21P

City of Las Vegas
Planning & Development Department
Development Services Center
731 S. Fourth Street
Las Vegas, Nevada 89101-2986

PRESORTED
FIRST CLASS

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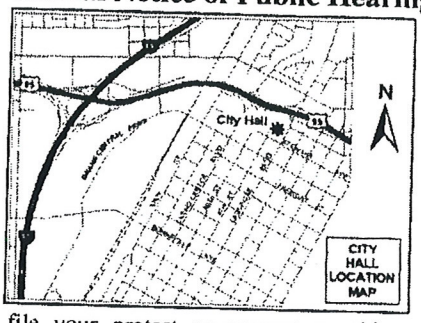
Return Service Requested
Official Notice of Public Hearing



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☑ I SUPPORT this Request

☐ I OPPOSE this Request

Please use available blank space on card for your comments.

SDR-35757

Planning Commission Meeting of 10/8/2009

RECEIVED
SEP 29 2009

16205511009
STELLAR LIMITED
1200 SAINTSBURY DR
LAS VEGAS NV 89144-1108

Case: SDR-35757

GAVDS11 89144

21A

FROM Desert Valley Medical Group

MON, SEP 28 2009 12:20:51. 12:18/NO. 7026010514 P 1

City of Las Vegas Agenda Item No.: **22.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

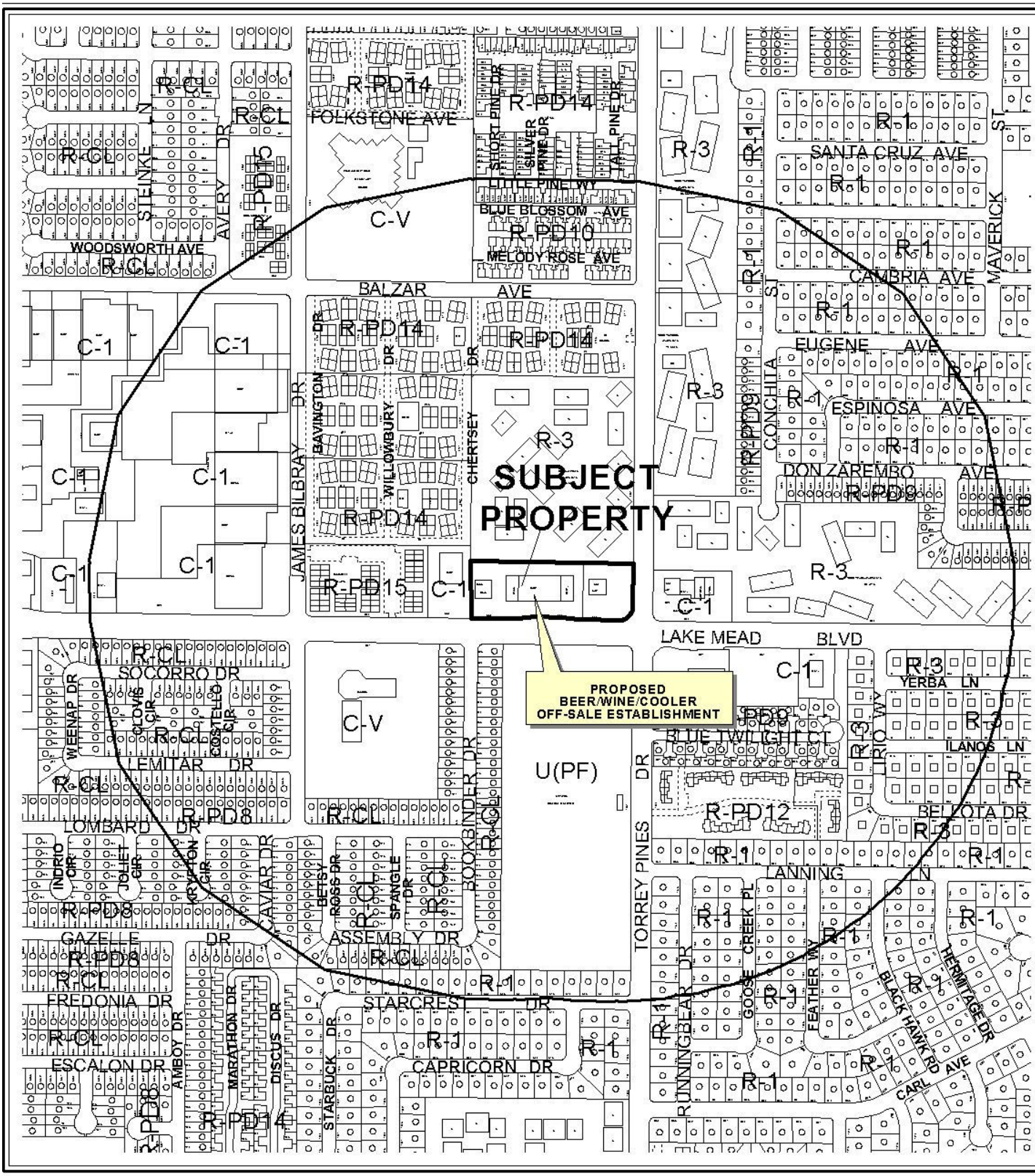
SUBJECT:
SUP-35731 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: LA LUPITA MEAT, MARKET LLC - OWNER: V & I LAKE MEAD PROMENADE, LLC - Request for a Special Use Permit FOR A PROPOSED BEER/WINE/COOLER OFF-SALE ESTABLISHMENT WITHIN AN EXISTING 4,240 SQUARE-FOOT CONVENIENCE STORE WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 160 FEET FROM A CHURCH WHERE 400 FEET IS REQUIRED at 6430 West Lake Mead Boulevard, Suite #115 (APN 138-23-201-008), C-1 (Limited Commercial) Zone, Ward 5 (Barlow)

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
DENIAL

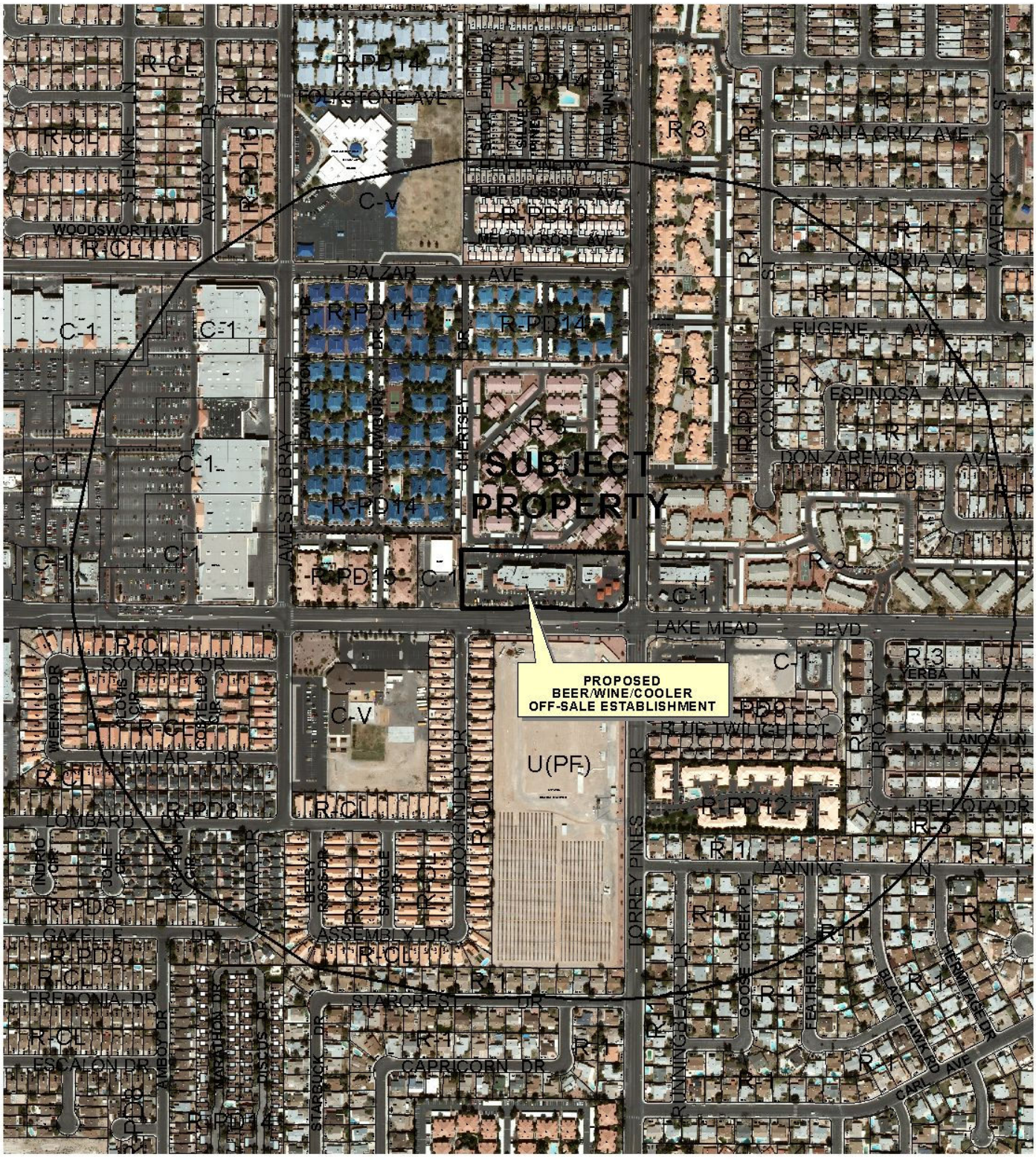
BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



CASE: **SUP-35731**

RADIUS: 1500 FT

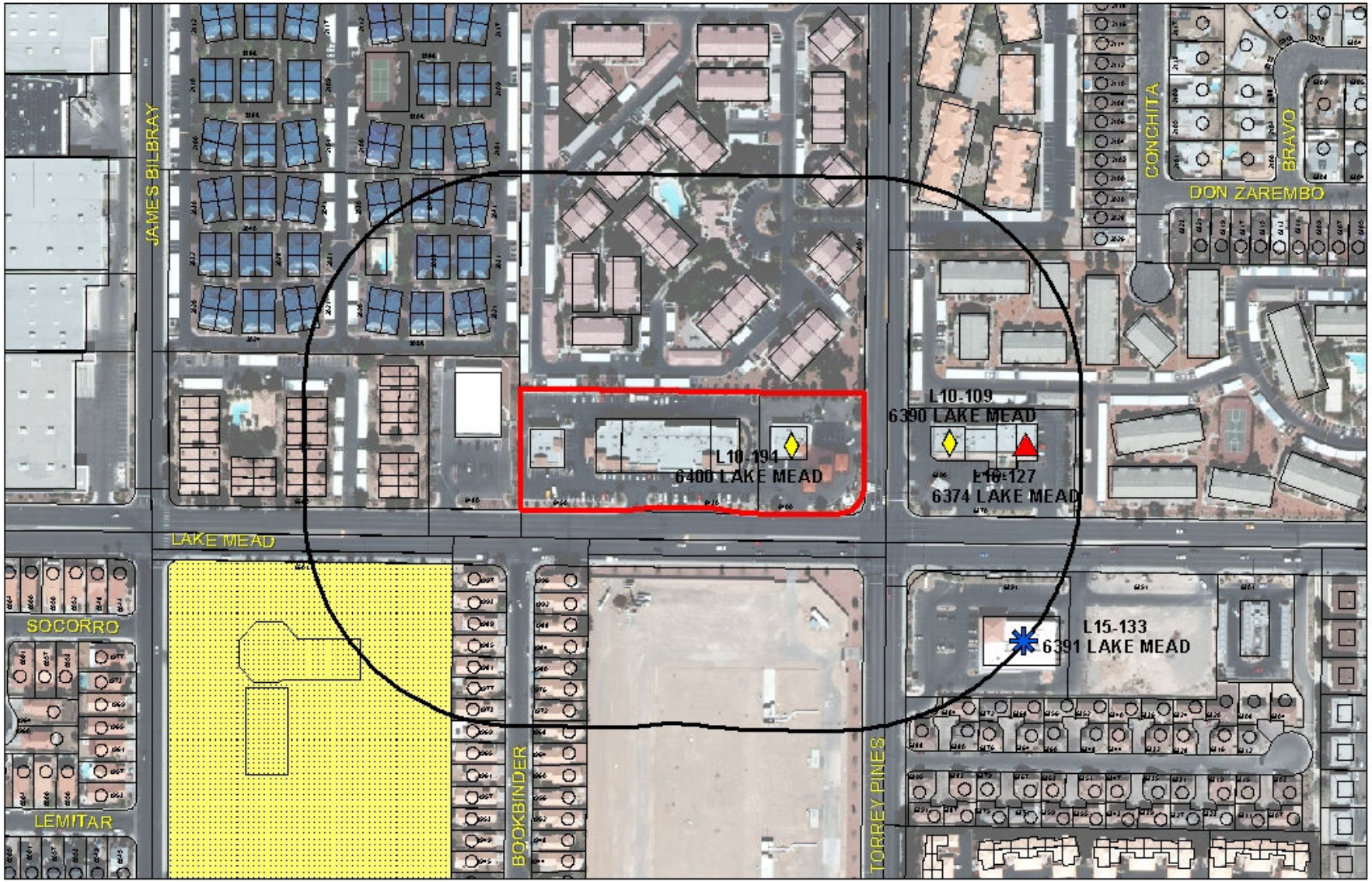
ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



CASE: **SUP-35731**

RADIUS: 1500 FT

ZONING OF SUBJECT PROPERTY: C-1 (LIMITED COMMERCIAL)



SUP-35731

Business Licenses

- Child Care/ Children Facility
- Beer/Wine/Cooler On Sale
- Beer/Wine/Cooler Off Sales
- Beer/Wine/Cooler On-Off Sale
- Package Liquor Sales
- Supper Club/ Restaurant Service Bar
- Tavern
- RELIGIOUS
- CITY PARKS
- SCHOOLS
- Subject Property
- 400 foot buffer
- N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-35731 - APPLICANT: LA LUPITA MEAT MARKET LLC - OWNER: LAKE MEAD PROMENADE LLC

** CONDITIONS **

STAFF RECOMMENDATION: **DENIAL.** If Approved, subject to:

Planning and Development

1. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for Beer/Wine/Cooler Off-Sale Establishment use.

2. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

3. Approval of this Special Use Permit does not constitute approval of a liquor license.

4. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

5. All beer and wine coolers shall remain in their original manufacturer's configuration of four- or six-packs.

6. The sale of single beers, malt beverages, or wine coolers of any size with alcohol by volume greater than 6% shall be prohibited. The sale of wines with an alcohol by volume of greater than 16% shall be prohibited.

7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SUP-35731 - Staff Report Page One
October 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit to allow a Beer/Wine/Cooler Off-Sale Establishment within an existing 4,240 square-foot convenience store at 6430 West Lake Mead Boulevard, Suite #115. The Beer/Wine/Cooler Off-Sale use will be ancillary to the existing grocery store. The applicant is requesting a Waiver to allow a zero-foot separation distance from a church where 400 feet is required.

As this request does not meet all Title 19.04 requirements for a Beer/Wine/Cooler Off-Sale Establishment and cannot be conducted in a compatible and harmonious manner with the surrounding land uses, staff is recommending denial of this application. If the application is denied, the subject site will remain as a convenience store that cannot sell beer or wine on the premises.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
11/02/94	The City Council approved a request for Reclassification of Zoning (Z-110-94). The Planning Commission recommended approval.
07/14/97	The City Council approved a request for a Rezoning (Z-0041-97) on property located on the northwest corner of Lake Mead Boulevard and Torrey Pines Drive, from: U (Undeveloped) to: C-1 (Limited Commercial). The Planning Commission and Staff recommended approval.
11/19/03	The City Council approved a request for a Site Development Review (SDR-3062) for a proposed 19,100 square foot retail building and 3,600 square foot retail pad and a waiver to the parking lot landscaping requirements on 2.27 acres, 200 feet west of the intersection of Torrey Pines Drive and Lake Mead Boulevard. The Planning Commission and Staff recommended approval.
11/19/03	The City Council approved a request to amend a portion of the Southwest Sector Future Land Use Plan of the General Plan from: M (Medium Density Residential) to: SC (Service Commercial) on 2.27 acres, 200 feet west of the intersection of Torrey Pines Drive and Lake Mead Boulevard.
06/16/04	The City Council approved a request for a Variance (VAR-4193) to allow 117 parking spaces where 135 spaces are required for a proposed commercial development on 2.27 acres, 200 feet west of the intersection of Torrey Pines Drive and Lake Mead Boulevard. The Planning Commission approval and staff recommended denial. The Planning Commission recommended.

03/10/05	The Planning and Development Department administratively approved a request for a Site Development Plan Review (SDR-6021) to add a drive-through for a commercial development on 2.8 acres along the north side of Lake Mead Boulevard, approximately 250 feet west of Torrey Pines Drive.
12/01/06	A deed was recorded for change of ownership.
Related Building Permits/Business Licenses	
08/31/04	A building permit (#4019454) was issued for Shell Building A at 6430 West Lake Mead Boulevard, Suite 115. The permit expired on 12/03/05.
08/31/04	A Building Permit (#4019456) was issued for on site hardscapes at 6430 West Lake Mead Boulevard, Suite 115. The permit expired on 03/05/05.
04/05/05	A building permit (#5002064) was issued for a tenant improvement at 6430 West Lake Mead Boulevard, Suite 115. The permit was completed on 08/02/05.
10/04/05	A business license (G05-01982) was issued for groceries and food products at 6430 West Lake Mead Boulevard, Suite 115. The business license is active.
12/14/05	A Building Permit (#5008758) was issued for a tenant improvement at 6430 West Lake Mead Boulevard, Suite 115. The permit was completed on 02/16/06.
10/18/05	A business license (W10-91622) was issued for a wire service at 6430 West Lake Mead Boulevard, Suite 115. The business license was marked out of business on 09/29/06.
01/11/07	A business license (W10-00120) was issued for wire service at 6430 West Lake Mead Boulevard, Suite 115. The business license is active.
01/11/07	A business license (T18-00723) was issued for telephone sales at 6430 West Lake Mead Boulevard, Suite 115. The business license was marked out of business on 02/25/09.
Pre-Application Meeting	
07/02/09	A pre-application meeting was held where the submittal requirements for a Beer/Wine/Cooler Off-Sale Establishment Special Use Permit were discussed.
Neighborhood Meeting	
A neighborhood meeting was not required for this application.	
Field Check	
09/03/09	During a routine field check staff observed a well maintained shopping center.

Details of Application Request	
Site Area	
Gross Acres	2.23

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)
North	Apartments	M (Medium Density Residential)	R-3 (Medium Density Residential)
South	Single Family Residential / Las Vegas Valley Water District	ML (Medium Low Density Residential) / PF (Public Facility)	R-CL Single Family Compact-Lot / U(Undeveloped) [PF(Public Facilities) General Plan Designation]
East	Convenience Store	SC (Service Commercial)	C-1 (Limited Commercial)
West	Shopping Center	SC (Service Commercial)	C-1 (Limited Commercial)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan		X	N/A
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts	X		Y
A-O Airport Overlay District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Existing Commercial Center	22,725 SF		125	5	125	5	Y*
SubTotal			130		130		
TOTAL (including handicap)	22,725 SF		130		130		

*The proposed use has no additional parking requirement beyond the principle use.

AO

Waivers		
Requirement	**Request**	**Staff Recommendation**
A 400-foot distance separation from of any **church**, **synagogue**, school, and child care facility licensed for more than 12 children, or City Park.	Zero Feet	Denial

ANALYSIS

This request is for a Special Use Permit for a proposed Beer/Wine/Cooler Off-Sale Establishment within an existing convenience store at 6430 West Lake Mead Boulevard, Suite #115. The beer and wine will be sold in a 128 square-foot cooler located at the rear of the 4,240 square-foot convenience store. The area used for the storage and sale of alcohol is less than 2% of the gross floor area as depicted on the floor plan. The hours of operation for the convenience store are Monday through Saturday, 9 a.m. to 6 p.m., with the store closed on Sundays.

The proposed location is part of an established shopping center at the northwest corner of Lake Mead Boulevard and Torrey Pines Drive, which supplies the required amount of parking for this site. This shopping center is able to accommodate a variety of uses such as professional offices, personal services, restaurants, and retail stores.

As part of this request, the applicant is asking for a Waiver of the 400-foot distance separation requirement because the convenience store is located approximately 160 feet away from a protected use (a church). Although, the addition of a Beer/Wine/Cooler Off-Sale Establishment use is ancillary to the existing convenience store, it cannot be conducted in a manner that is harmonious and compatible with existing surrounding land uses**.** Therefore, staff recommends denial.

FINDINGS

The following findings must be made for a Special Use Permit:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   The proposed Beer/Wine/Cooler Off-Sale Establishment is within an existing Convenience Store at 6430 West Lake Mead Boulevard, Suite #115. The addition of a Beer/Wine/Cooler Off-Sale Establishment use within this area is not compatible with the existing and future land uses as specified by the General Plan, as it does not meet minimum separation distance from a church.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   The subject site is physically suitable for the type and intensity of land use proposed; however, it does not meet the minimum separation distance required from a church.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

   Site access is provided from Lake Mead Boulevard, a 100-foot Primary Arterial, and Torrey Pines Drive, an 80-foot Secondary Collector as designated in the Master Plan of Streets and Highways. These streets provide adequate access to and from the subject property.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   It will not compromise the public health, safety, and welfare or overall objectives of the General Plan.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The proposed Beer/Wine/Cooler Off-Sale use does not meet all of the applicable conditions per Title 19.04.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 13

ASSEMBLY DISTRICT 37

SENATE DISTRICT 3

NOTICES MAILED 1025

APPROVALS 0

PROTESTS 0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-35731** APN: 138-23-201-008

Name of Property Owner: _____

Name of Applicant: Ivan Trujillo

Name of Representative: Law Offices of Jay Brown

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ **Yes** ☒ **No**

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Victor Martinez MANAGER MEMBER

Print Name: Victor Martinez

Subscribed and sworn before me

This 3 day of March, 2009

Kathryn L Davis

Notary Public in and for said County and State

KATHRYN L. DAVIS
Commission # 1637635
Notary Public - California
Monterey County
My Comm. Expires Jan 13, 2010

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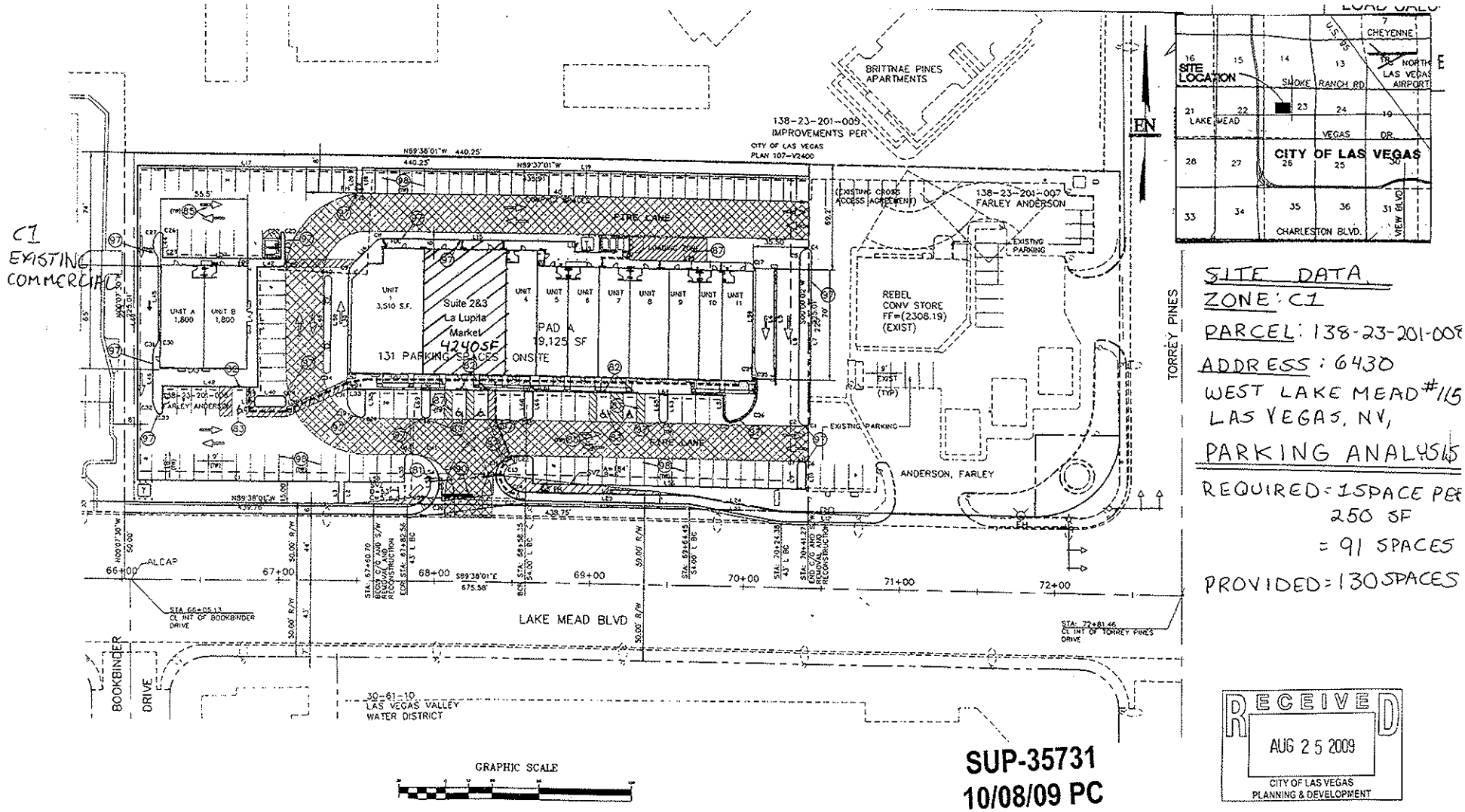
PLANNING & DEVELOPMENT

LA LUPITA - SUP FOR OFF-SALE BEER & WINE



SITE DATA

ZONE: C1

PARCEL: 138-23-201-009

ADDRESS: 6430 WEST LAKE MEAD #115 LAS VEGAS, NV,

PARKING ANALYSIS

REQUIRED = 1 SPACE PER 250 SF = 91 SPACES

PROVIDED = 130 SPACES

SUP-35731
10/08/09 PC

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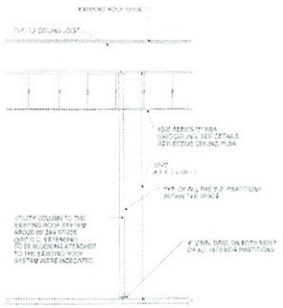
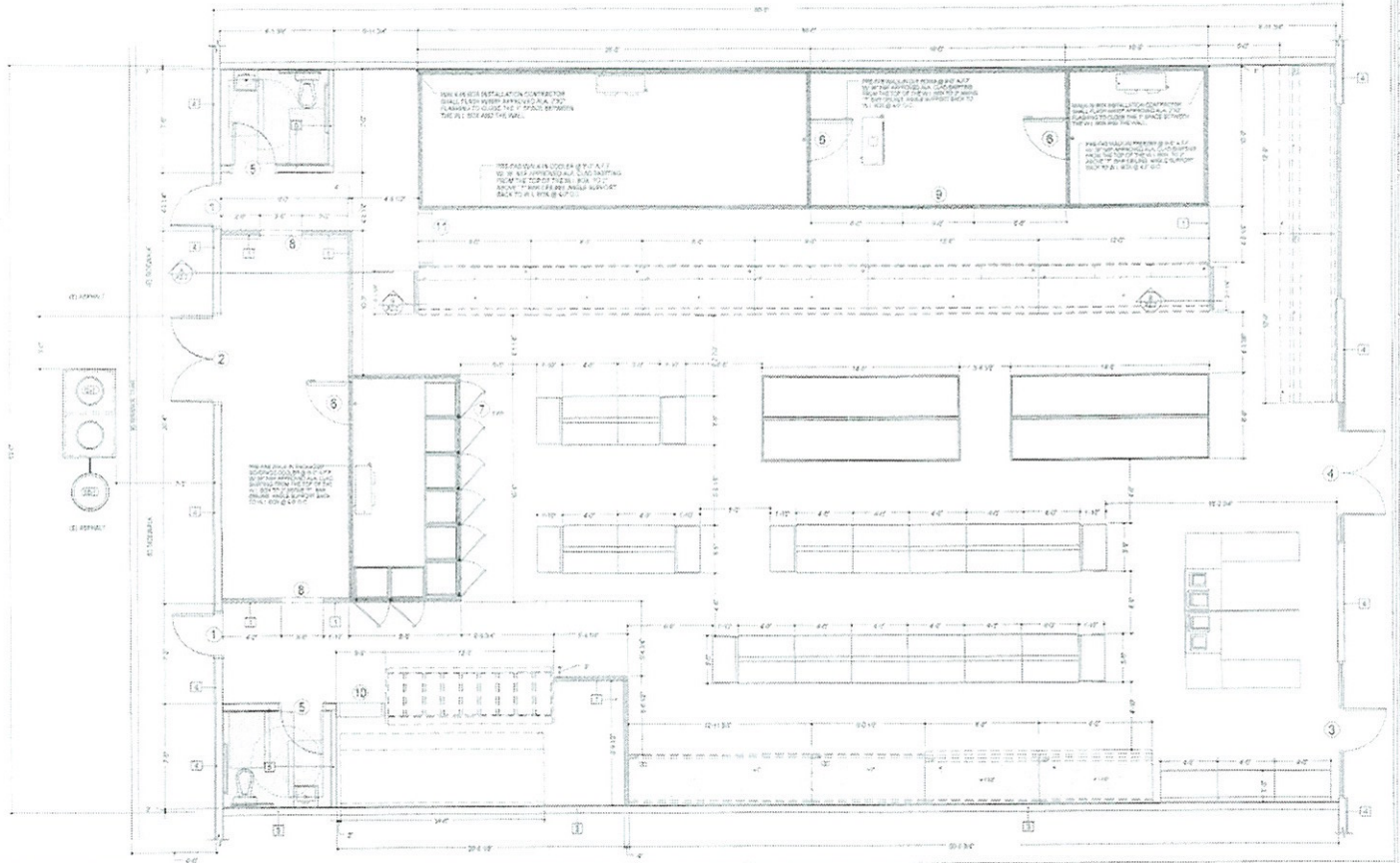


B TYP. NON-STRUCTURAL UTILITY COLUMN

(RC) TO SUPPLY & INSTALL ALL INTERCONNECTING REFRIG TUBING, HANGERS, FITTINGS INSULATION & FREON NECESSARY FOR A COMPLETE INSTALLATION. ALL MATERIALS TO BE NEW TUBING TO BE GRADE ACR BRAZING ALLOY TO BE HARRIS "STA-SILV" OR EQUAL. SOFT SOLDER JOINTS ARE NOT ACCEPTABLE. ALL EXPOSED SUCTION LINE NOT RUN IN FIXTURES TO BE INSULATED BACK TO REFRIG. RACK. AFTER COMPLETIONOF ROUGH INSTALLATION ALL SYSTEMS TO BE PLACED UNDER 250 P.S.I. DRY NITROGEN PRESSURE FOR 24 HRS. ANY SYSTEM TO SHOW PRESSURE LOSS SHALL BE REPAIRED AT THAT TIME. AFTER FINAL CONNECTION TO EVAPORATORS & REFRIG. RACK, ALL SYSTEMS ARE TO BE EVACUATED TO 500 MICRONS WITH A VAC PUMP. (RC) SHALL INSTRUCT ELECTRIAL CONTRACTOR IN ON SITE MEETING AS TO THE CORRECT WIREING OF ALL SYSTEMS BEFORE ROUGH-IN. (RC) SHALL MAKE ALL ELECTRICAL TERMANATIONS TO EQUIPMENT.

REMOTE REFRIGERATION

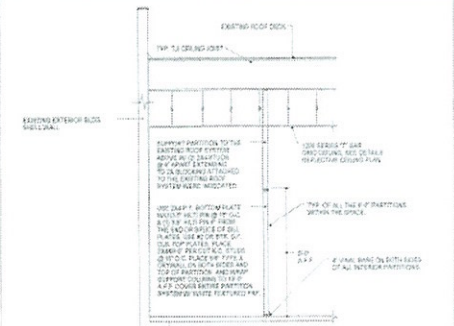


DIMENSIONAL FLOOR PLAN / PRE-FAB PARTITION PLACEMENT PLAN

TAG	ROUGH OPENING	FRAME	FRAME MATERIAL	SWING	DOOR SIZE	DOOR SLAB	HARD WARE	LOCK SET	STOP	REMARKS
1	N/A	PAINT GRADE METAL	(E) 1 3/4"	(E) SEE PLAN	(E) 36" W 84" H	PAINT GRADE METAL	(E) LEVER ADA	(E) PANIC	(E) FLOOR	INSTALL OPEN DOOR ALARM TO EXISTING HARDWARE, ELECTRICAL CONTRACTOR TO INSTALL AIR CURTIN MICRO SWITCH
2	N/A	PAINT GRADE METAL	(E) 1 3/4"	(E) SEE PLAN	(2) 36" W 84" H	PAINT GRADE METAL	(E) LEVER ADA	(E) PANIC	(E) FLOOR	INSTALL OPEN DOOR ALARM TO EXISTING HARDWARE, ELECTRICAL CONTRACTOR TO INSTALL (3) AIR CURTIN MICRO SWITCHS
3	N/A	(E) GLASS	(E) 1"	(E) SEE PLAN	36" W 84" H	(E) PRE-FINISH ALA & GLASS	(E) EP	(E) PANIC/PUSH BAR	(E) FLOOR	(E) NO CHANGES
4	N/A	(E) GLASS	(E) 1"	(E) SEE PLAN	(2) 36" W 84" H	(E) PRE-FINISH ALA & GLASS	(E) EP	(E) PANIC/PUSH BAR	(E) FLOOR	(E) NO CHANGES
5	N/A	BLACK T MATL	4 7/8"	(E) SEE PLAN	36" W 80" H	PAINT GRADE M.D.	(E) LEVER ADA	EP	(E) WALL	INSTALL FRAME BEFORE WALL CONTRINGS INSTALL WEATHER STEEL PUSH PLATES BOTTOM BOTH SIDES(DE CART PROTECTION)
6	36" W 84" H	ALUMINUM STOREFRONT	4"	SEE PLAN	36" W 84" H	PRE-FINISH N/A	(E) LEVER ADA	OUTSIDE LOCK INSIDE PANIC	WALL	NSF APPROVED CONSTRUCTION INSTALL BY REFRIGERATION CONTRACTOR
7	36" W 84" H	ALUMINUM STOREFRONT	4"	SEE PLAN	36" W 84" H	PRE-FAB STAINLESS GLASS	(E) LEVER ADA	OUTSIDE LOCK INSIDE PANIC	WALL	NSF APPROVED CONSTRUCTION INSTALL BY REFRIGERATION CONTRACTOR
8	36" W 84" H	ALUMINUM STOREFRONT	4"	N/A NO DOOR	N/A NO DOOR	N/A NO DOOR	N/A NO BODY	N/A NO DOOR	N/A	NSF APPROVED CONSTRUCTION INSTALL BY REFRIGERATION CONTRACTOR
9	36" W 84" H	ALUMINUM STOREFRONT	4"				ALA TOP SLIDE	N/A	N/A	NSF APPROVED VERTICAL SLIDE INSTALL BY REFRIGERATION CONTRACTOR
10	36" W DATE @ 84" H	ALUMINUM STOREFRONT	13"	LIFT DATE	36" W 84" H	LIFT DATE STAINLESS STEEL	WELDED S.S. 12" HINGE	N/A	END BLOCK	CUSTOM MANUFACTURED STAINLESS STEEL CONSTRUCTION INSTALLED BY REFRIGERATION CONTRACTOR
11	48" W DATE @ 84" H	ALUMINUM STOREFRONT	13"	LIFT DATE	48" W 84" H	LIFT DATE STAINLESS STEEL	WELDED S.S. 12" HINGE	N/A	END BLOCK	CUSTOM MANUFACTURED STAINLESS STEEL CONSTRUCTION INSTALLED BY REFRIGERATION CONTRACTOR

DOOR & OPENING SCHEDULE

PARTITION TYPES



A TYP. NON-STRUCTURAL PRE-FAB PARTITION

PARTITION SECTION

REVISIONS

DATE	DESCRIPTION

PROJECT TITLE

La Lupita Market

TENANT IMPROVEMENTS - COMMERCAIL LEASE SPACE

LAKE MEAD PROMENADE / NWC Tory Pines & Lake Mead
6430 W. LAKE MEAD, SUITES 2&3, LAS VEGAS, NV.

SHEET TITLE

TENANT IMPROVEMENT DIMENSIONAL FLOOR PLAN

DOOS & OPENING SCHEDULE

PARTITION TYPES

PARTITION SECTION

A2.2

SUP-35731
10/08/09 PC

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SUP-35731 - APPLICANT: LA LUPITA MEAT, MARKET LLC - OWNER: V & I LAKE MEAD PROMENADE, LLC

6430 WEST LAKE MEAD BOULEVARD, SUITE #115

OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

SUP-35731 - APPLICANT: LA LUPITA MEAT, MARKET LLC - OWNER: V & I LAKE MEAD PROMENADE, LLC

6430 WEST LAKE MEAD BOULEVARD, SUITE #115

OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

LAW OFFICE
Jay H. Brown, Ltd.
A PROFESSIONAL CORPORATION
520 SOUTH FOURTH STREET
LAS VEGAS, NEVADA 89101

TELEPHONE (702) 384-5563
FACSIMILE (702) 385-1023
EMAIL: jay@jhbrownltd.com

June 17, 2009

City of Las Vegas Planning Department
731 South Fourth Street
Las Vegas, NV, 89101

Re: Use Permit to allow sale of off-sale beer, wine and cooler

Dear Sir / Madam,

On behalf of our client, La Lupita Meat Market, we respectfully request a Special Use Permit review to allow off-sale beer wine and coolers. The existing meat market is located within a C-1 zone which allows beer and wine sales in conjunction with a specialty retail store with a Special Use Permit.

The specialty retail store occupies +/- 4200 square feet within a strip mall at 6430 West Lake Mead. The only protected use within a 400 foot radius is a church located on the south side of Lake Mead Boulevard. Because Lake Mead Blvd is wider than 100 feet, Chapter 19.04, Off-sale Establishments, part 7.d deems that the separation requirement may be waived.

The La Lupita market has sold meat and produce from this location since October 2005. Since this time, the management has received several requests for beer and coolers during the summer barbeque season. Many customers assume beer and coolers are a compatible product to the large meat and produce based orders bought from the market. Based on the three years of operation the La Lupita management is confident that the off-sale products will be purchased in conjunction with groceries in contrast to a convenience store where off-sale products are typically sold individually.

Thank you for your consideration. If you have questions or concerns, please contact me at (702) 598-1408

Lora Dreja
Land Entitlements
Brown, Brown and Premsrirut

SUP-35731
10/08/09 PC

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AUG 25 2009
CITY OF LAS VEGAS
PLANNING & DEVELOPMENT

City of Las Vegas Agenda Item No.: **23.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

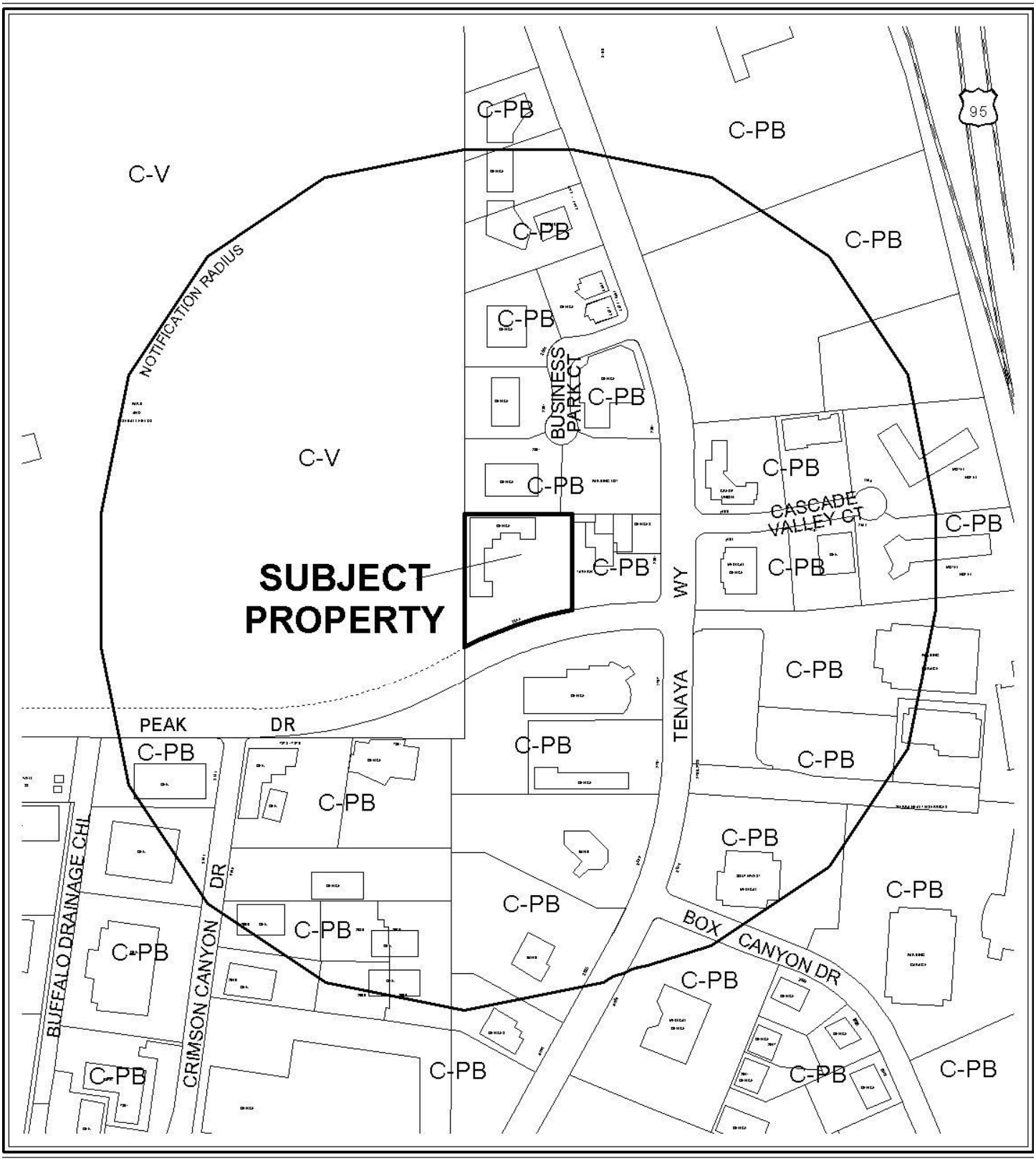
SUBJECT:
SUP-35739 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: CHEREE SANDNESS, D.C. - OWNER: T I H PEAK LLC, ET AL - Request for a Special Use Permit FOR A PROPOSED 2,800 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH WAIVERS TO ALLOW A ZERO-FOOT DISTANCE SEPARATION FROM A CITY PARK WHERE 400 FEET IS REQUIRED AND A 270-FOOT DISTANCE SEPARATION FROM ANOTHER MASSAGE ESTABLISHMENT WHERE 1,000 FEET IS REQUIRED at 7250 Peak Drive, Suite #106 (APN 138-15-610-006), C-PB (Planned Business Park) Zone, Ward 4 (Anthony)

C.C.: 11/04/2009
IF DENIED, P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Location, Aerial and Special Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter



0 300 600 Feet

CASE: **SUP-35739**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

N

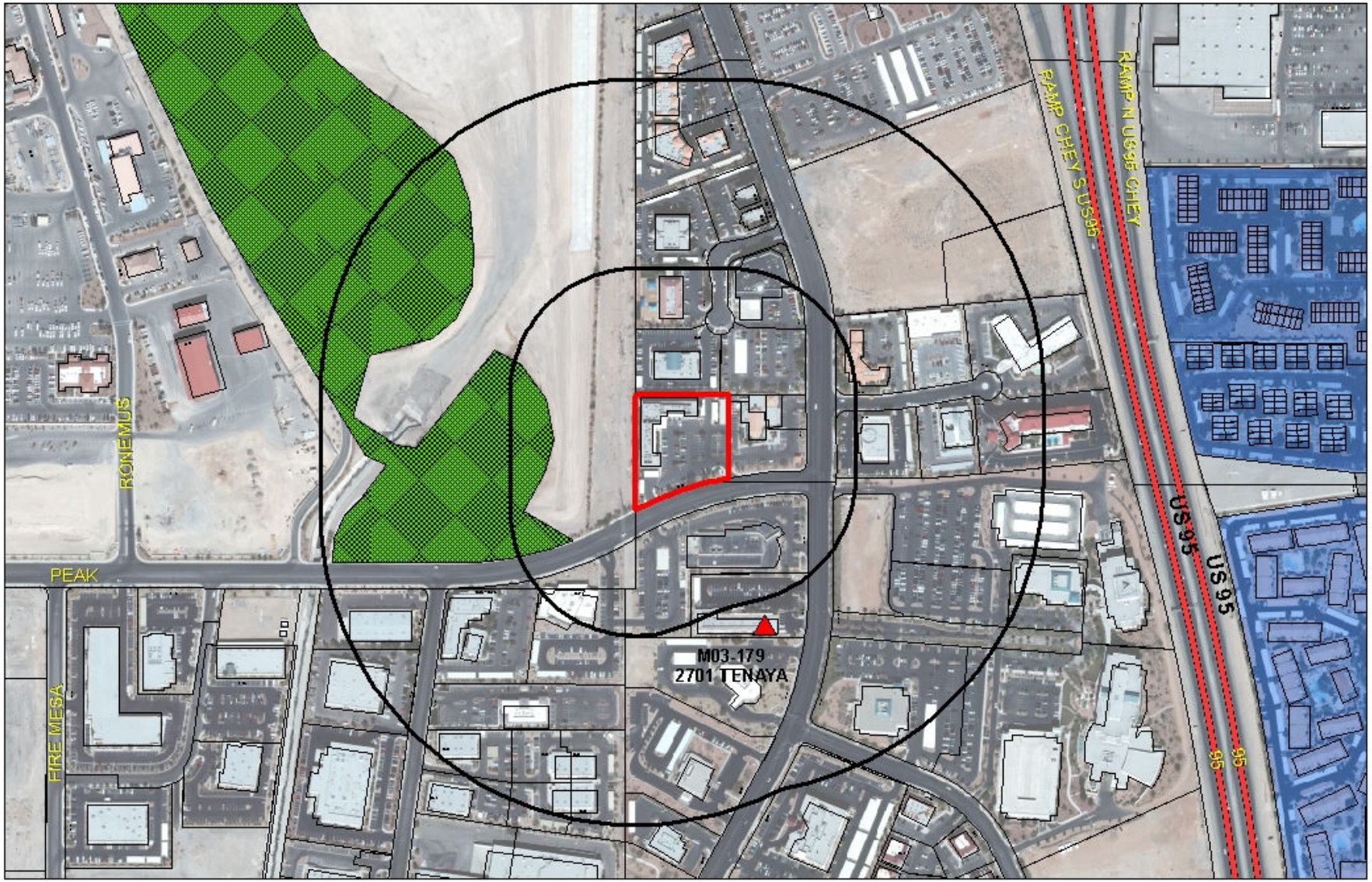
CASE: **SUP-35739**

RADIUS: 1000 FT

ZONING OF SUBJECT PROPERTY: C-PB (PLANNED BUSINESS PARK)

0 300 600 Feet

N



SUP-35739

Business Licenses

- Massage Establishment
- Child Care/ Children Facility

Protected Landuses

- RELIGIOUS
- CITY PARKS
- SCHOOLS

- Subject Property
- Residential Property
- 400' & 1000' Buffer

0 262.5 525 1,050 Feet

N

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: SUP-35739 - APPLICANT: CHEREE SANDNESS, D.C. - OWNER: T I H PEAK LLC, ETAL

** CONDITIONS **

STAFF RECOMMENDATION: **APPROVAL,** subject to:

Planning and Development

1. The proposed use shall not exceed the 202 square feet of space depicted in the floor plan date stamped on 10/08/09.

2. Conformance to all Minimum Requirements under LVMC Title 19.04.050 for a Massage Establishment use.

3. This approval shall be void one year from the date of final approval, unless a business license has been issued to conduct the activity, if required, or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

AO

SUP-35739 - Staff Report Page One
October 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

PROJECT DESCRIPTION

This is a request for a Special Use Permit for a 2,800 square-foot Massage Establishment within an existing medical office in the Las Vegas Technology Center at 7250 Peak Drive, Suite #106. The existing medical office has a current business license for Accessory Massage, but is proposing to utilize two massage rooms with a total area of 202 square feet, which exceeds the maximum floor area of 150 square feet that is allowed for the Accessory Massage use; therefore, a Special Use Permit is required for a Massage Establishment use. Staff is recommending approval of this request as the proposed use can be conducted in a manner that is compatible with the surrounding uses.

Issues

- Waivers have been requested as part of this review to allow a 400-foot distance separation from another Massage Establishment where 1,000 feet is required and a zero-foot distance separation from a city park where 400 feet is required. Staff can support the Waiver requests as the proposed use will be conducted in conjunction with the medical office, and will be limited by condition of approval to 202 square feet of floor area, as designated on the floor plans.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc. and Property Sales	
07/12/84	The City Planning Commission approved an annexation (A-0015-84) located west of Lorenzi Boulevard and south of Cheyenne Avenue.
10/16/96	The City Council approved request for a Plot Plan [Z-68-85(29)] and building elevation review on property located on north side of Peak Drive approximate 280 feet west of Tenaya Way for a proposed two story, 31,032 square-foot office building (Non-Urban) zone under Resolution of Intent to C-PB (Planned Business Park). The Planning Commission recommended approval.
06/02/08	A deed was recorded for a change of ownership.
Related Building Permits/Business Licenses	
05/23/01	A business license (M18-03150) was issued for a health food/vitamin store at 7250 Peak Drive, Suite #106. This license was marked out of business on 04/07/09.
01/31/02	A business license (H10-00141) was issued for a health food/vitamin store at 7250 Peak Drive, Suite #106. This license is still active.
01/31/02	A business license (Q07-00134) was issued for a medical firm at 7250 Peak Drive, Suite #106. This license is still active.

12/07/07	A business license (Q07-01441) was issued for a medical firm at 7250 Peak Drive, Suite #106. This license is still active.
06/18/09	A business license (M11-00012) was issued for a massage establishment (accessory) store at 7250 Peak Drive, Suite #106. This license is still active.
06/24/09	A business license (M12-01776) was issued for a management or consulting service at 7250 Peak Drive, Suite #106. This license is still active.
09/03/09	A business license (Q24-00010) was issued for a massage administration at 7250 Peak Drive, Suite #106. This license is still active.

Pre-Application Meeting	
08/10/09	A pre-application meeting with the applicant was held where elements of submitting a Special Use Permit for a Massage Establishment were discussed. Topics included waivers for distance separation from protected uses.
Neighborhood Meeting	
A neighborhood meeting was not required, nor was one held.	
Field Check	
09/10/09	Staff conducted a site visit and found the subject location to be a well maintained two-story office building within an existing commercial office center.

Details of Application Request	
Site Area	
Gross Acres	2.11

Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Office	LI/R (Light Industrial / Research)	C-PB (Planned Business Park)
North	Office	LI/R (Light Industrial / Research)	C-PB (Planned Business Park)
South	Office	LI/R (Light Industrial / Research)	C-PB (Planned Business Park)
East	Office	LI/R (Light Industrial / Research)	C-PB (Planned Business Park)
West	Public	PF (Public Facility)	C-V (Civic)

Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Area Plan		X	N/A
Special Districts/Zones	***Yes***	***No***	***Compliance***
Special Purpose and Overlay Districts	X		Y
A-O Airport Overlay District	X		Y
Trails	X		Y
Rural Preservation Overlay District		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A
			AO

DEVELOPMENT STANDARDS

Pursuant to Title 19.10, the following parking standards apply:

Parking Requirement							
	Gross Floor Area or Number of Units	***Required***			***Provided***		***Compliance***
			Parking		*Parking*		
Use		***Parking Ratio***	Regular	Handi-capped	Regular	Handi-capped	
Massage Establishment	2,800 SF	2 spaces for each massage room (2 massage room)	4	5	121	4	Y
Office Other than Listed	32,760 SF	1/300	110				
SubTotal			119		125		
TOTAL (including handicap)	35,560 SF		119		125		

Waivers		
Requirement	**Request**	**Staff Recommendation**
A 1000-foot distance separation from another Massage Establishment.	400 Feet	Approved
A 400 zero-foot distance separation from a City park.	Zero Feet	Approved

ANALYSIS

The subject site contains an existing 2,800 square-foot medical (chiropractor) office with an active business license for Accessory Massage, which allows up to 150 square feet of floor area to be dedicated to the use. The applicant is proposing to utilize two rooms with a total floor area of 202 square feet for the massage use, which requires the approval of this Special Use Permit. The proposed use will be conducted in conjunction with the medical office, with hours of operation from 8:00 am to 9:00 pm.

As part of this request, Waivers are required to allow a 400-foot distance separation from another Massage Establishment where 1,000 feet is required and a zero-foot distance separation from a city park where 400 feet is required. As the proposed use will be conducted in conjunction with the activities of the medical office, will be limited by condition of approval to 202 square feet of floor area as designated on the floor plans, and can be conducted in a manner that is compatible with the surrounding uses, staff can support the Waiver requests and is recommending approval of this Special Use Permit.

FINDINGS

The following findings must be made for a Special Use Permit:

1. **"The proposed land use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses, and with future surrounding land uses as projected by the General Plan."**

   The proposed use will be performed in conjunction with the existing medical office, and can be conducted in a manner that is compatible with the surrounding land uses.

2. **"The subject site is physically suitable for the type and intensity of land use proposed."**

   The subject site is physically suitable for the Massage Establishment use, and the proposed location is suitable for the intensity of the use as proposed.

3. **"Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use."**

   Access to the site is via driveways from north Tenaya Way and Peak Drive, both of which are 80-foot wide Secondary Collector Streets, according to the Master Plan of Streets and Highways, and are adequate to facilitate all traffic generated by the proposed use.

4. **"Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety, and welfare or the overall objectives of the General Plan."**

   Approval of this Special Use Permit will not compromise public health, safety, or welfare as the proposed Massage Establishment use will be subject to regular inspections.

5. **The use meets all of the applicable conditions per Title 19.04.**

   The proposed use fails to meet Minimum Special Use Requirements number 3 and 4 as listed in Title 19.04 for a Massage Establishment use. The applicant has requested waivers of these requirements as part of the review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED	11
ASSEMBLY DISTRICT	37
SENATE DISTRICT	6
NOTICES MAILED	45
APPROVALS	0
PROTESTS	0

PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-35739** APN: 138-15-610-006

Name of Property Owner: TLH Peak LLC, et al

Name of Applicant: Cheree Sandness, D.C.

Name of Representative: same as above

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

_____ Yes _____✓_____ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____ _____

APN: _____

Signature of Property Owner: Kimberly Chen, as agent for TLH Peak, LLC et al

Print Name: Kimberly Chen

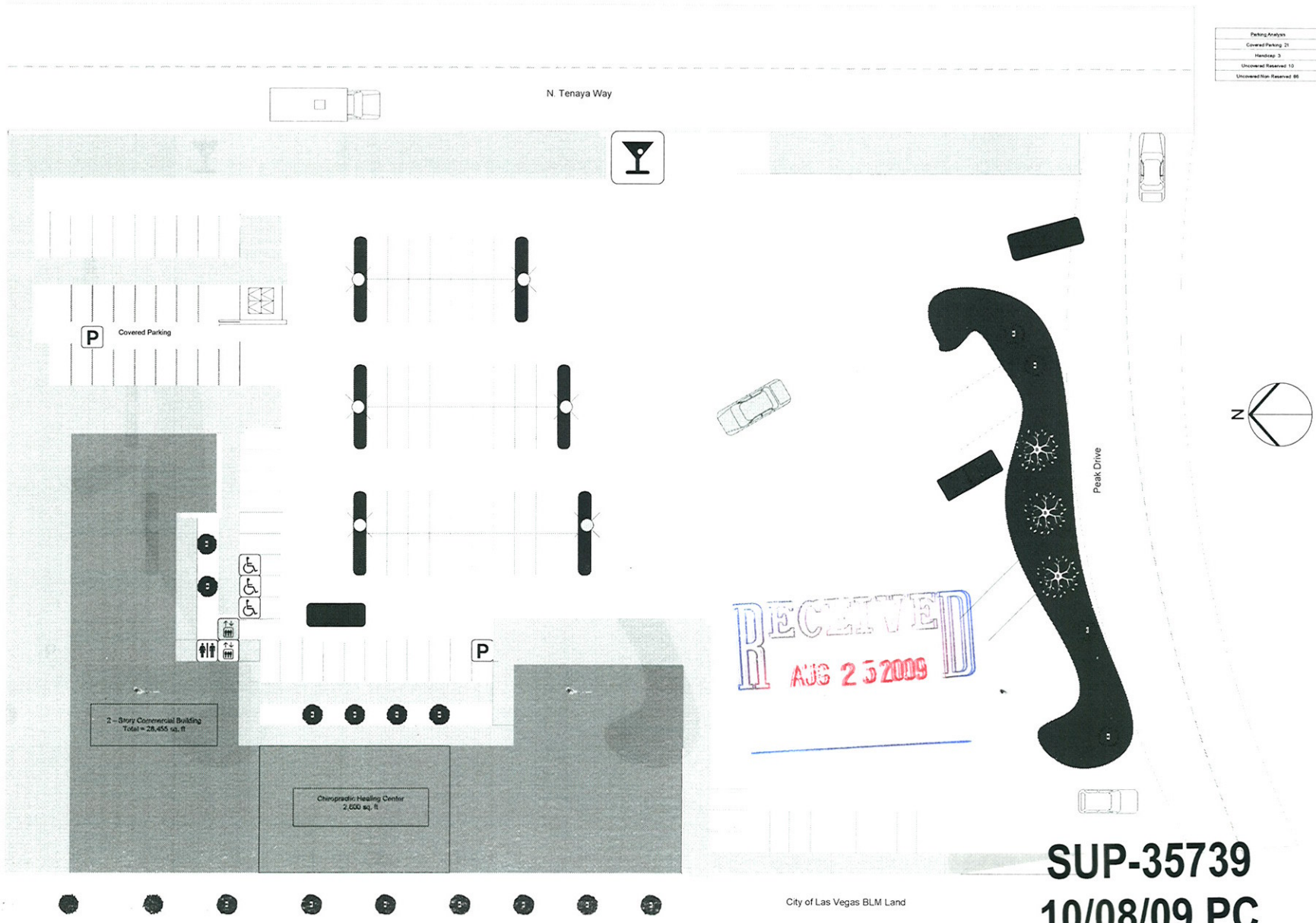
Subscribed and sworn before me

This 18 day of August, 2009

Clark Co., Nevada Linda M. Millican

Notary Public in and for said County and State

LINDA M. MILLICAN
Notary Public State of Nevada
No. 06-103501-1
My appt. exp. Jan. 11, 2010



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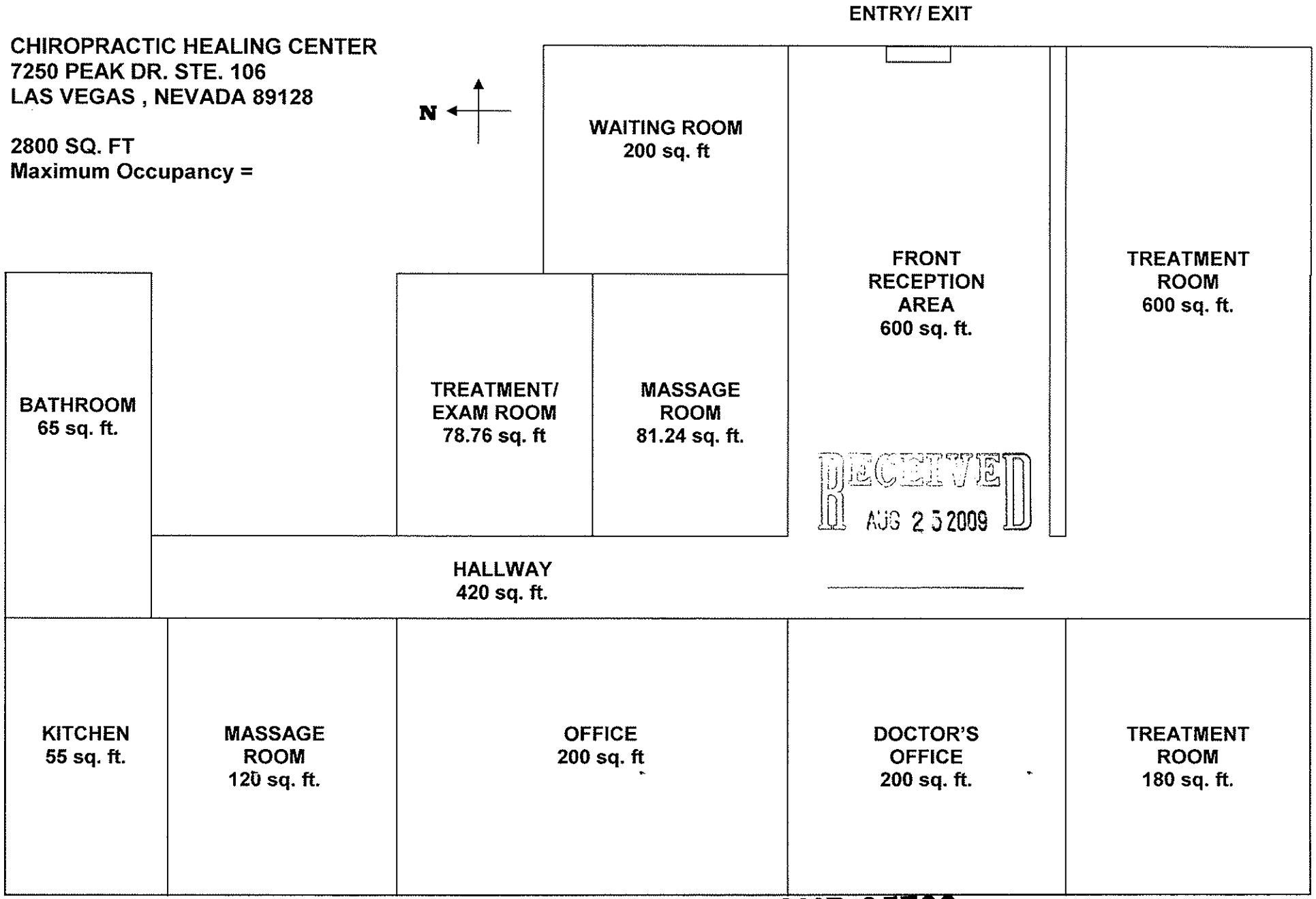
SUP-35739
10/08/09 PC

CHIROPRACTIC HEALING CENTER
7250 PEAK DR. STE. 106
LAS VEGAS , NEVADA 89128

2800 SQ. FT
Maximum Occupancy =



SUP-35739
10/08/09 PC

SUP-35739 - APPLICANT: CHEREE SANDNESS, D.C. - OWNER: T I H PEAK LLC, ET AL
7250 PEAK DRIVE, SUITE #106
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

SUP-35739 - APPLICANT: CHEREE SANDNESS, D.C. - OWNER: T I H PEAK LLC, ET AL
7250 PEAK DRIVE, SUITE #106
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

SUP-35739 - APPLICANT: CHEREE SANDNESS, D.C. - OWNER: T I H PEAK LLC, ET AL
7250 PEAK DRIVE, SUITE #106
OCTOBER 8, 2009 PLANNING COMMISSION

09/03/09

CHIROPRACTIC
HEALING CENTER

August 19, 2009

To Whom It May Concern:

The purpose of this letter is to request a special use permit for my massage establishment so that I may be able to run my business as I did prior to the massage law changes that came into effect in the beginning of 2009.

I have been fortunate to have had my chiropractic office for 7 successful years and going. I am a chiropractor and have found that patients have the best results from chiropractic care along with massage therapy.

Due to the new massage law changes, I have had to undergo many unexpected changes in my business which as a result has had a significant affect on my business as well as the livelihood of my employees. I currently have my massage establishment ancillary business license and I am only permitted 150 sq. ft. for massage therapy usage. In my office space I had 3 designated rooms for massage equaling approximately 10% of my clinic, but because of the permissible space I am only able to use 1 out of the 3 rooms. I currently have 3 massage therapists and I have been forced to rotate them in one room and the conveniences of getting a massage for my patients have been very limited.

Along with my request to apply for a special use permit, I would also like this letter to serve as a waiver. I am fully aware that my clinic is within close proximity of another massage establishment. I am also aware that I am not within the required distance separation from a City Park. During the 7 years that I have resided in my office, both the City Park and the massage establishment were already established and they would not experience any impact or change.

Aside from the waiver that I am requesting for, I fall under the minimum necessities to apply for a special use permit. I will comply with all applicable requirements of LVMC Title 6. My hours of operation are limited to the period between 8:00 a.m. and 9:00 p.m.

I do appreciate your kind consideration in regards to this matter. Once again I do not wish to make any drastic changes to my clinic. I would just like to run my business as effectively as I was before the new massage law changes came into effect.

Thank you,

Dr. Cheree Sandness

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AUG 25 2009

SUP-35739
10/08/09 PC

7250 Peak Drive, Suite 106, Las Vegas, NV 89128 Tel (702) 215-2090 Fax (702) 215-2092

City of Las Vegas Agenda Item No.: **24.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
TXT-34878 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 18 and Title 19 to revise and update procedures and definitions related to the issuance of permits for site grading, All Wards

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Conditions (Not Applicable) and Staff Report (Not Applicable)
2. Request to Table Item

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TXT-34878 - APPLICANT/OWNER: CITY OF LAS VEGAS

APPLICANT REQUESTS THIS ITEM BE TABLED

Nora Lares

From: Robert Summerfield
Sent: Thursday, October 01, 2009 12:24 PM
To: Nora Lares
Cc: Doug Rankin; Flinn Fagg; Steve Gebeke; Bart Anderson; Nathan Goldberg
Subject: TXT-34878 (Early Grading Procedures) for 10/8 PC - Request to Table

Nora – Please allow this email to serve as the official request to have the above referenced case Tabled at the 10/8 PC meeting. It has been determined that more work needs to be done and that revisions may not be timely enough to hear the item within the additional time request previously. Please let me know if there are any questions or if more information is required.

Thanks - Robert

PLANNING & DEVELOPMENT
Robert Summerfield, AICP
Planner II
Planning & Development Department
City of Las Vegas
(702) 229-4856
FAX (702) 384-1397
rsummerfield@lasvegasnevada.gov

City of Las Vegas Agenda Item No.: **25.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
TXT-35898 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Title 19.06.090 to add archaeologist as a qualification for Historic Preservation Commission membership, All Wards

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Conditions and Staff Report

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TXT-35898 - APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: APPROVAL

19.06.090 H HISTORIC DESIGNATION

E. Historic Preservation Commission - Qualifications

The membership of the HPC shall be as follows:

1. One member must be experienced in architecture (such as an architect, art historian or historic preservation architect).

2. One member must be experienced in urban design or planning (such as an urban designer, planner or landscape architect).

3. One member must be experienced in building construction (such as a building contractor or structural engineer).

4. One member must be experienced in the real estate profession (such as a real estate developer, appraiser or broker).

5. One member must be experienced in the archaeological profession (such as a professional archaeologist).

~~5~~**6.** One member must be representative of a recognized local historic preservation association or historic preservation interest group.

~~6~~**7.** One member must be experienced in Nevada history (such as an historian ~~or archaeologist~~).

~~7~~**8.** ~~**Five**~~ Four members must be ~~citizens~~ members at-large. When one or more areas have been designated as "Historic Districts" pursuant to this Subchapter, one of the "at-large" positions shall pertain to each such Historic District. For any Historic District, the corresponding "at large" position shall be filled by a person who owns real property and resides within the Historic District, if a person so qualified is available

to serve. If no such person is available, a person who owns real property within the Historic District may fill that position. If more than four Historic Districts have been designated as such pursuant to this Subchapter, the City Council shall determine which ~~five~~ four of the Historic Districts are to be represented on the HPC.

~~8~~**9.** The Director of Planning and Development, or the Director's designee, shall serve as an ex-officio member, with no vote except as otherwise provided in this Subchapter.

~~9~~**10.** The Director of the Nevada State Museum and Historical Society, or other designee of the State Historic Preservation Office (SHPO), shall serve as an ex-officio member, with no vote except as otherwise provided in this Subchapter.

TXT-35898 - Staff Report Page One
October 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

APPLICATION REQUEST

This is a request to amend Title 19.06.090 to add archaeologist as a qualification for Historic Preservation Commission membership and change the citizen at-large to member at-large.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
02/20/91	The City Council adopted Ordinance 3557, which was introduced as Bill No. 90-39.
10/24/07	The Historic Preservation Commission voted to change the bylaws and Title 19.06.090 to require an archaeologist on the Historic Preservation Commission at the 10/24/07 meeting.

ANALYSIS

The purpose and intent of Title 19.06.090 Historic Designation subchapter is to promote the public welfare by providing protection for significant properties and archaeological sites which represent important aspects of the City's heritage; to enhance the character of the community by taking such properties and sites into account during development; and to assist owners in the preservation and restoration of their properties.

To further the objectives of Title 19.06.090, the Las Vegas Historic Preservation Commission (HPC) was established to act in an advisory capacity to the Planning Commission and the City Council in all matters concerning historic preservation. The Historic Preservation Commission shall make recommendations to the Planning Commission regarding designation of Landmarks, Historic Properties and Historic Districts.

The Historic Preservation Membership consists of eleven voting members who are appointed by the City Council and two ex-officio members. Of the 11, one member must be experienced in architecture (such as an architect, art historian or historic preservation architect; one member must be experienced in urban design or planning (such as an urban designer, planner or landscape architect); one member must be experienced in building construction (such as a building contractor or structural engineer); one member must be experienced in the real estate profession (such as a real estate developer, appraiser or broker); one member must be representative of a recognized local historic preservation association or historic preservation interest group; one member must be experienced in Nevada history (such as an historian); and five members must be members at-large.

Since archaeological sites may be designated historic landmarks and archaeologist's possess essential expertise in the examination, dating and interpretation of sites and landmarks, the Historic Preservation Commission voted to change the bylaws and Title 19.06.090 (E) to require an archaeologist on the commission at the 10/24/07 meeting. The proposed amendment follows the Historic Preservation's recommendation in adding an archaeologist as a qualification for Historic Preservation Commission membership. In the addition to an archaeologist as a qualified member, the number of members at-large would be reduced from five to four.

In the same section of Title 19.06.090 (E), the final request of this text amendment is to change "citizen at-large" to "member at-large." Currently, the "citizen at-large" designation would require the Commission member to reside in the city of Las Vegas. By proposing to change the designation to "member at-large", the member would not be required to reside in the city.

FINDINGS

The proposed text amendment will accomplish the following:

- Amend Title 19.06.090 to add an experienced archaeologist as a qualification for Historic Preservation Commission membership and reduce at-large membership from five to four.

The following table summarizes all proposed changes:

Code Requirements	Existing Regulations	Proposed Regulations
Title 19.06.090 Historic Preservation Commission membership	• No qualification for experienced archaeologist.	• One HPC member must be an experienced archaeologist.
	• Five members must be members at-large.	• Four members must be members at-large.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

ASSEMBLY DISTRICT

SENATE DISTRICT

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

JM

City of Las Vegas Agenda Item No.: **26.**

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT
DIRECTOR: M. MARGO WHEELER ☐ **Consent** ☒ **Discussion**

SUBJECT:
TXT-35917 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS - Discussion and possible action to amend Table 2 of 19.04.010, Title 19.14.090 and Title 19.20 to denote applicable zoning districts, provide development standards and define the Off-Premise Sign, Temporary use, All Wards

THIS ITEM WILL BE FORWARDED TO CITY COUNCIL IN ORDINANCE FORM

PROTESTS RECEIVED BEFORE:		**APPROVALS RECEIVED BEFORE:**	
Planning Commission Mtg.	**0**	**Planning Commission Mtg.**	**0**
City Council Meeting	**0**	**City Council Meeting**	**0**

RECOMMENDATION:
APPROVAL

BACKUP DOCUMENTATION:
1. Conditions and Staff Report

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: OCTOBER 8, 2009
DEPARTMENT: PLANNING AND DEVELOPMENT
ITEM DESCRIPTION: TXT-35917 – APPLICANT/OWNER: CITY OF LAS VEGAS

** CONDITIONS **

STAFF RECOMMENDATION: NO RECOMMENDATION

1. Title 19.14.090 "Temporary Signs" is hereby amended as follows:

(I) TEMPORARY OFF-PREMISE SIGN

(1) General Standards

(a) Signs shall be flush to a wall of an existing building or perimeter wall. All four sides of the sign shall be affixed minimally to the wall.
(b) Signs are permitted in C-1, C-2, C-PB, C-M and M Zoning Districts only.
(c) No signs shall be erected in the public right-of-way.
(d) Signs shall not be permitted in the Off-Premise Sign Exclusionary Zone as defined in Title 19.14.100(E).

(2) Maximum Number. One sign per parcel

(3) Maximum Area. 672 square feet

(4) Illumination Permitted. No

(5) Materials. All signs shall be constructed of durable materials. Banners and wraps are permitted.

(6) Distance Separation. Does not apply.

(7) Certificate Required.

(a) A temporary sign certificate is required pursuant to Title 19.14. The certificate application shall be accompanied by a site or location plan which clearly depicts the location of the proposed sign; an elevation of the side of the building or wall where the sign is attached; a description and drawing or picture of the proposed sign; and

(b) The certificate is valid for 60 days. After the certificate expires, the sign shall be removed. The property owner is permitted to certificate for an off-premise sign, temporary per calendar year. The property owner(s) and certificate holder, if the latter is not the property owner(s), shall be responsible for the maintenance and removal of the sign.

(8) Maintenance. All materials used in sign construction shall be maintained in such a manner as to be free from fading, tearing, peeling, chipping and other states of general deterioration.

(9) Violation, remedies, penalties. Pursuant to Title 19.14.170.

3. Title 19.20.020 "Words and Terms Defined" is hereby amended by adding a new entry as follows:

Sign, Temporary Off-Premise. Any temporary sign, not otherwise addressed by this Title, advertising or announcing any place, product, goods, services, idea or statement whose subject is not available at, nor is located on, the lot where the sign is erected or placed.

TXT-35917 - Staff Report Page One
October 8, 2009 - Planning Commission Meeting

** STAFF REPORT **

APPLICATION REQUEST

This is a request to amend Title 19.14.090 and Title 19.20 to denote applicable zoning districts, provide development standards and define a Temporary Off-Premise Sign.

Note: The item was noticed to amend Title 19.04.10 Table 2, which has been removed from this text amendment.

BACKGROUND INFORMATION

Related Relevant City Actions by P&D, Fire, Bldg., etc.	
12/20/06	The City Council voted to approve a four-month moratorium retroactive to 10 December 2006, to allow city staff to review and consider amendments to regulations pertaining to off-premise signs. The vote included a suspension of all Special Use Permit reviews for the four-month period.
01/09/08	The City Council adopted Ordinance #5959 to amend Title 19.14 and Title 19.20 to provide standards for Off-Premise Signs. Planning Commission and staff recommended approval.

ANALYSIS

Currently, there is no language in Title 19 that addresses Temporary Off-Premise Signs. This amendment will allow an application for a Temporary Off-Premise Sign. As proposed, a Temporary Off-Premise Sign is defined "as any temporary sign, not otherwise addressed by this Title, advertising or announcing any place, product, goods, services, idea or statement whose subject is not available at, nor is located on, the lot where the sign is erected or placed."

The amendment would allow a maximum of one Temporary Off-Premise Sign per parcel. To meet the requirements, a sign will be required to be attached flush to the wall of an existing building or perimeter wall. All four sides of the sign shall be affixed minimally to the wall to eliminate flapping of the material.

The amendment proposes a maximum requirement of 672 square feet for the size of the sign as long as it is attached flush to an existing building or perimeter wall. There is no illumination permitted and the sign shall be constructed with durable materials. Banners and wraps are permitted. The sign will be permitted in C-1 (Limited Commercial), C-2 (General Commercial), C-PB (Planned Business Park District), C-M (Commercial/Industrial District) and M (Industrial).

A temporary sign certificate is required pursuant to Title 19.14. The certificate application will be required to be accompanied by a site or location plan which clearly depicts the location of the proposed sign, an elevation of the side of the building or perimeter wall where the sign is attached and a description and drawing or picture of the proposed sign. The certificate will be valid for 60 days. After the certificate expires, the sign shall be removed. If the sign is not removed or maintained, the property owner is subject to Violations, Remedies and Penalties detailed in Title 19.14.170. The property owner is permitted to have one certificate for a Temporary Off-Premise Sign per calendar year.

Please note that the approval for a Temporary Off-Premise Sign certificate will be processed over the counter, or administratively, without a detailed staff review (staff report) or public hearing. Since staff will not be required to provide a detailed analysis of the application, this potentially may lead to a saturation of temporary signs in the zones permitted.

FINDINGS

The proposed text amendment will achieve the following:

- Add a definition for Sign, Temporary Off -Premise to Title 19.20.020.
- Add "Temporary Off-Premise Sign" to the Title 19.14.090 (Temporary Signs) list of signage permitted on a temporary basis with appropriate standards and conditions. Conditions limit this type of temporary signage to the C-1, C-2, C-PB, C-M and M districts.

The following table summarizes all proposed changes:

Code Requirements	Existing Regulations	Proposed Regulations
Title 19.14.090 (I) "Off Premise Sign, Temporary"	• Use did not exist	• Permitted with conditions in C-1, C-2, C-PB, C-M and M. • Maximum number and size • Illumination • Materials • Distance Separation • Maintenance • Violations, remedies, penalties
Title 19.20.020 Words and Terms Defined – Sign, Off-Premise Temporary	• Use did not exist	• Definition added

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

ASSEMBLY DISTRICT

SENATE DISTRICT

NOTICES MAILED NEWSPAPER ONLY

APPROVALS 0

PROTESTS 0

City of Las Vegas Agenda Item No.: **27.**

AGENDA SUMMARY PAGE

PLANNING COMMISSION MEETING OF OCTOBER 8, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT
DIRECTOR: M. MARGO WHEELER

SUBJECT:

CITIZENS PARTICIPATION: PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION. NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, COME TO THE PODIUM AND GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED