



AERIAL VIEW

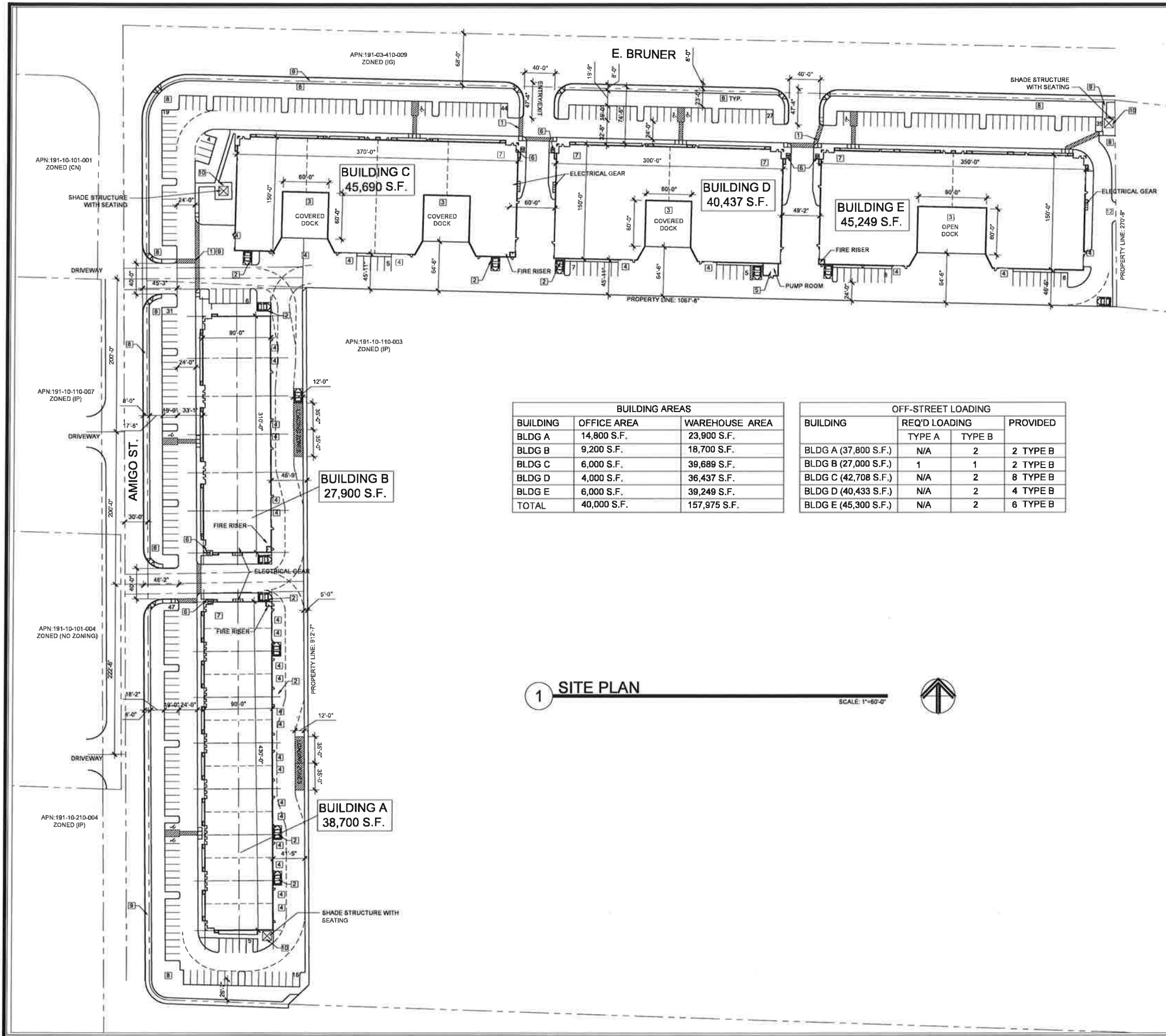
HENDERSON 12.5

**E. BRUNER AVE. & AMIGOS ST.
HENDERSON, NV 89044**



**BRASS CAP
COMPANIES**





BUILDING AREAS		
BUILDING	OFFICE AREA	WAREHOUSE AREA
BLDG A	14,800 S.F.	23,900 S.F.
BLDG B	9,200 S.F.	18,700 S.F.
BLDG C	6,000 S.F.	39,689 S.F.
BLDG D	4,000 S.F.	36,437 S.F.
BLDG E	6,000 S.F.	39,249 S.F.
TOTAL	40,000 S.F.	157,975 S.F.

BUILDING	REQ'D LOADING		PROVIDED
	TYPE A	TYPE B	
BLDG A (37,800 S.F.)	N/A	2	2 TYPE B
BLDG B (27,000 S.F.)	1	1	2 TYPE B
BLDG C (42,708 S.F.)	N/A	2	8 TYPE B
BLDG D (40,433 S.F.)	N/A	2	4 TYPE B
BLDG E (45,300 S.F.)	N/A	2	6 TYPE B

1 SITE PLAN SCALE: 1"=60'-0"

PROJECT SUMMARY:

ASSESSORS PARCEL NUMBER: 191-10-110-005 & 006

JURISDICTION: HENDERSON

ZONING: INDUSTRIAL PARK (IP-MP)

GROSS LAND AREA: 12.41 ACRES

BUILDING AREA INFORMATION: BUILDING FOOTPRINTS TOTAL = 197,975 S.F.

LOT COVERAGE: 36.6%

FIRE LANE REQUIREMENTS:

FIRE LANE: MINIMUM WIDTH = 24'-0"

INSIDE TURNING RADIUS = 28'-0"

OUTSIDE TURNING RADIUS = 52'-0"

CENTER LINE TURNING RADIUS = 40'-0"

- ALL CURBS WITHIN FIRE LANE SHALL BE PAINTED RED W/ 3" HIGH WHITE LETTERING "NO PARKING - FIRE LANE"

CONTRACTOR: L.M. CONSTRUCTION CO. (Company Name) # 0042596A (Contractor License #) James D. Varnum (Contractor License #) (Please Prepare By)

PARKING ANALYSIS:

PARKING REQUIREMENTS PER OFFICE - 1: 300 = 40,000 / 300 = 134

WAREHOUSE - 1.5: 1,000 S.F. = 157,975 / 1,250 = 127

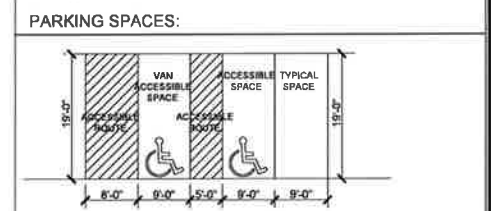
TOTAL PARKING REQUIRED: 261 STALLS REQUIRED

TOTAL PARKING PROVIDED: 263 ONSITE

TOTAL SPACES ACCESSIBLE SPACES REQUIRED: 7

TOTAL SPACES ACCESSIBLE SPACES PROVIDED: 7

BICYCLE PARKING: LONG TERM INDUSTRIAL - 0.1/201K = 21 SPACES (LOCATED INSIDE BUILDINGS), EACH BLDG PROVIDED WITH (2) SHORT TERM INVERTED "U" BIKE RACKS PROVIDED.

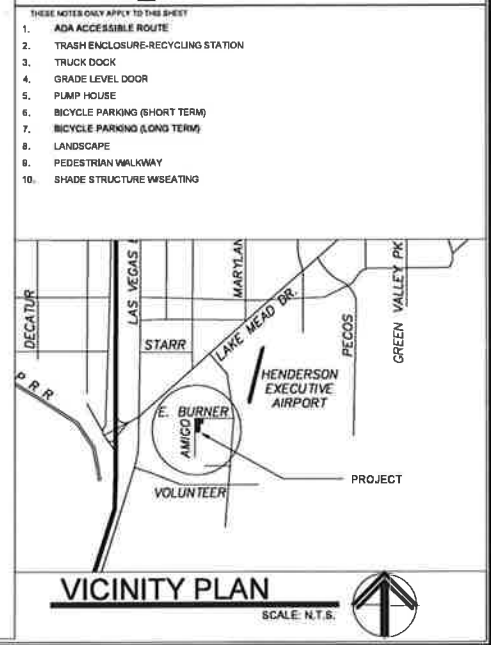


GENERAL NOTES:

KEY NOTES:

THESE NOTES ONLY APPLY TO THIS SHEET

- ADA ACCESSIBLE ROUTE
- TRASH ENCLOSURE-RECYCLING STATION
- TRUCK DOCK
- GRADE LEVEL DOOR
- PUMP HOUSE
- BICYCLE PARKING (SHORT TERM)
- BICYCLE PARKING (LONG TERM)
- LANDSCAPE
- PEDESTRIAN WALKWAY
- SHADE STRUCTURE W/SEATING



CONTRACTOR:

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CONSTRUCTION CO.

7115 BERMUDA ROAD

LAS VEGAS, NEVADA 89119

(702) 262-6032, FAX (702) 262-6150

NEVADA L.C. # 0042596A

SITE PLAN

HENDERSON 12.5

PROPOSED WAREHOUSES

E. BRUNER AVE & AMIGO ST

HENDERSON, NEVADA 89044

DRAWN BY: MB

CHECKED BY:

JOB NUMBER: P3573

DATE: 10-22-19

AS1.0

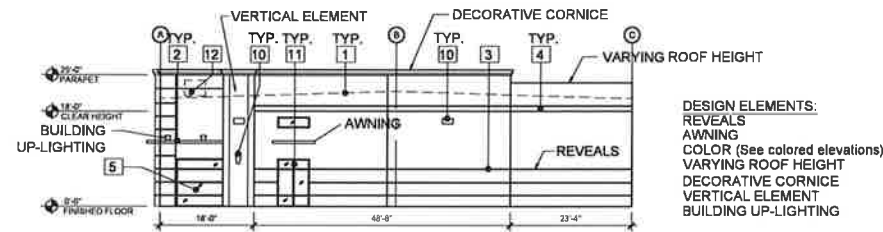
EXTERIOR COLORS

-  BASE COLOR - (SW)- NATUREL (7542)
-  ACCENT COLOR - (SW)- URBAN BRONZE (7048)
-  ACCENT COLOR - (SW)- ALABASTER (7008)
-  DOOR COLOR - (SW)- LINK GREY (6200)

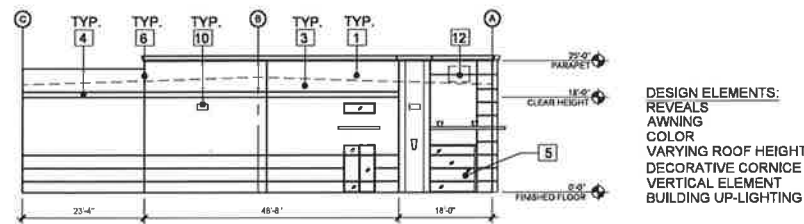
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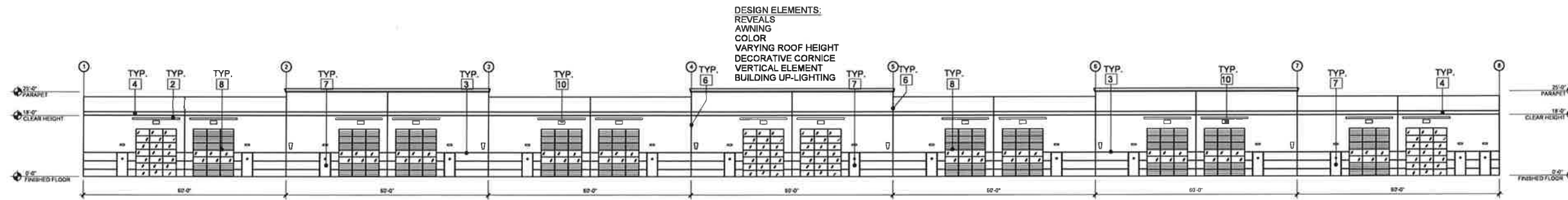
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2. METAL CANOPY
3. 3" WIDE REVEAL
4. PAINT BAND
5. ALUMINUM STOREFRONT SYSTEM w/ MEDIUM PERFORMANCE 1" INSULATED GLASS.
6. PANEL JOINT
7. HOLLOW METAL DOOR
8. COILING OVERHEAD DOOR
9. KNOCK OUT PANEL
10. LIGHT FIXTURES - WALL PACS & UPLIGHTING FOR THE BUILDING
11. STORE FRONT WINDOW
12. ROOF TOP MECHANICAL EQUIPMENT
13. TRANSOME WINDOW



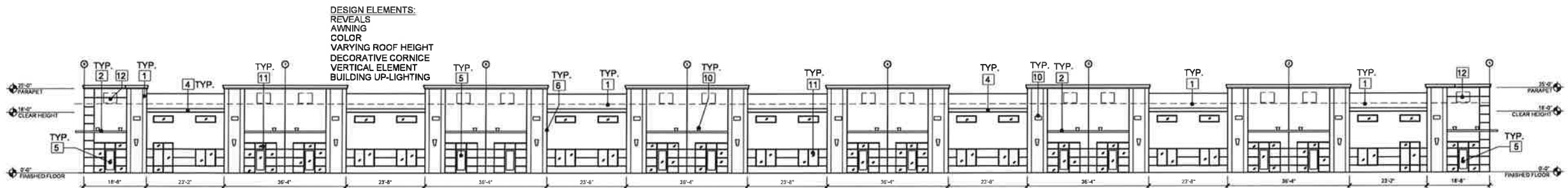
1 SOUTH ELEVATION
SCALE: 3/32"=1'-0"



2 NORTH ELEVATION
SCALE: 3/32"=1'-0"



3 EAST ELEVATION
SCALE: 3/32"=1'-0"



4 WEST ELEVATION
SCALE: 1/16"=1'-0"

CONTRACTOR:
These plans are prepared and submitted by the contractor. The contractor is responsible for obtaining all necessary permits and for ensuring that the construction complies with all applicable codes and regulations. The contractor shall be responsible for the accuracy of the information provided on this sheet and for the proper installation of the building system. The contractor shall be responsible for the proper use of the building system and for the proper maintenance of the building system. The contractor shall be responsible for the proper use of the building system and for the proper maintenance of the building system. The contractor shall be responsible for the proper use of the building system and for the proper maintenance of the building system.

LM CONSTRUCTION CO.
(Company Name)
0004296A
(Contractors License #)
Jason D. Yaggett
(Plus Prepared By)

LM CONSTRUCTION CO.
7115 BERAMUDA ROAD
LAS VEGAS, NEVADA 89119
(702) 262-6032 FAX (702) 262-6150
NEVADA L.C. # 0004296A

ELEVATION BLDG A

**HENDERSON 12.5
PROPOSED WAREHOUSES
E. BRUNER AVE & AMIGO ST
HENDERSON, NEVADA 89044**

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DRAWN BY: MB
CHECKED BY:
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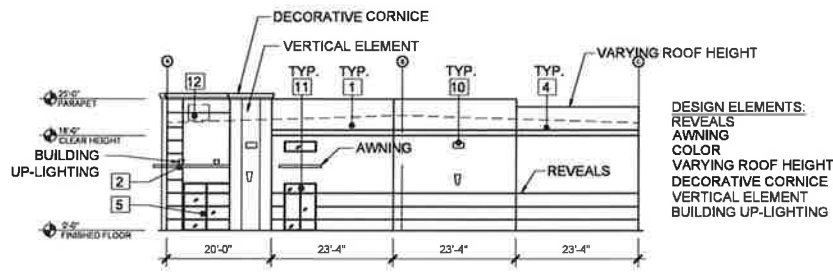
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EXTERIOR COLORS	
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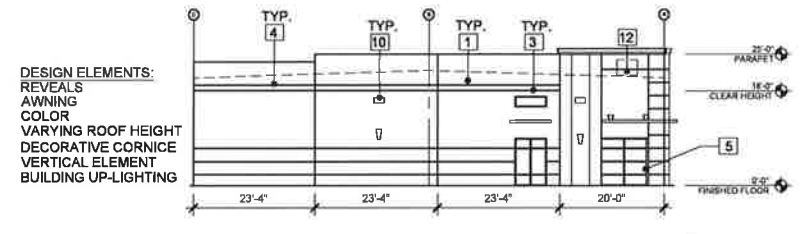
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 - TRANSOME WINDOW

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 These plans are prepared and submitted by the contractor. The contractor shall be responsible for obtaining all necessary permits, licenses, and approvals. The contractor shall be responsible for all construction costs not shown on these plans. The contractor shall be responsible for all construction delays and costs. The contractor shall be responsible for all construction safety. The contractor shall be responsible for all construction quality. The contractor shall be responsible for all construction insurance. The contractor shall be responsible for all construction bonds. The contractor shall be responsible for all construction records. The contractor shall be responsible for all construction communication. The contractor shall be responsible for all construction coordination. The contractor shall be responsible for all construction collaboration. The contractor shall be responsible for all construction cooperation. The contractor shall be responsible for all construction communication. The contractor shall be responsible for all construction coordination. The contractor shall be responsible for all construction collaboration. The contractor shall be responsible for all construction cooperation.

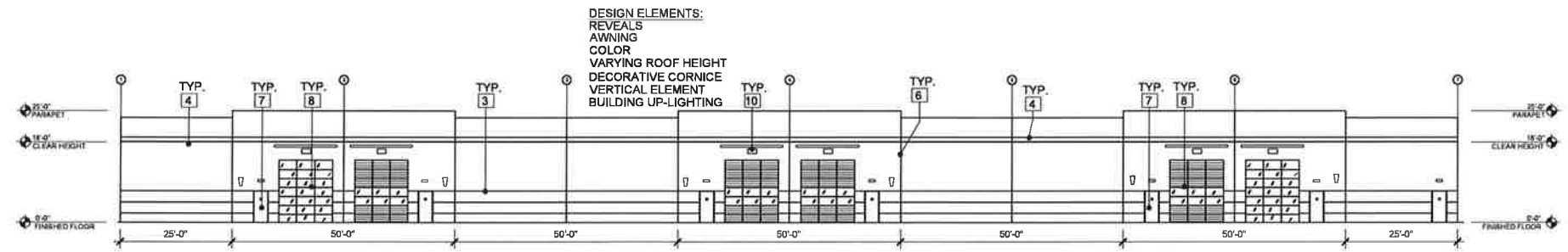
LM CONSTRUCTION CO.
 (Company Name)
 # 00922966
 (Contractor License #)
 JAMES D. WARDEN
 (Plan Prepared By)



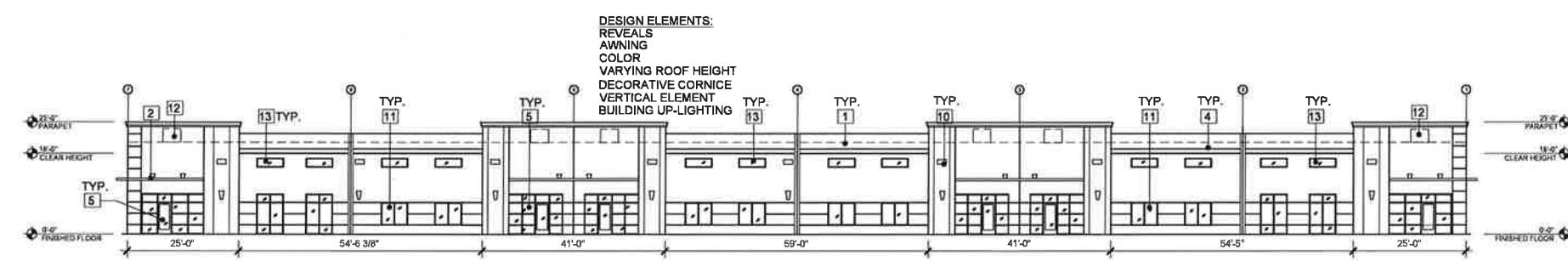
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 NEVADA LIC. # 00922966

ELEVATION BLDG B

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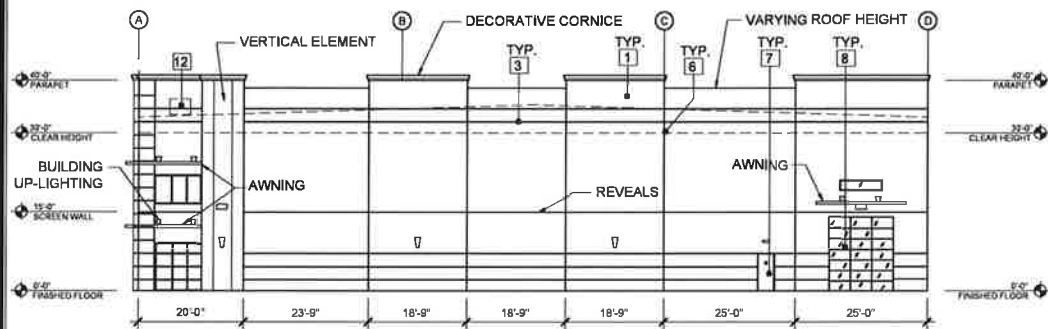
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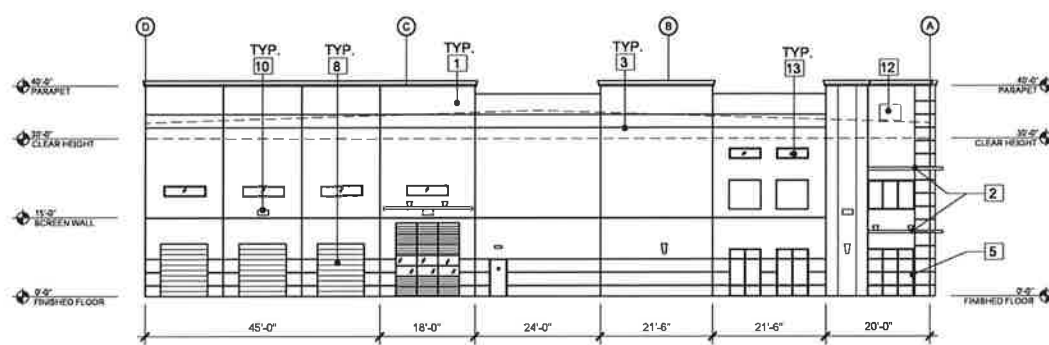
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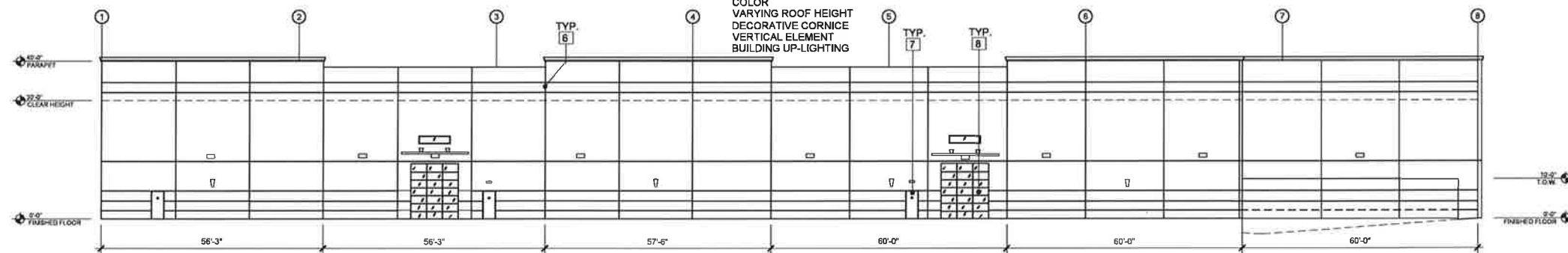
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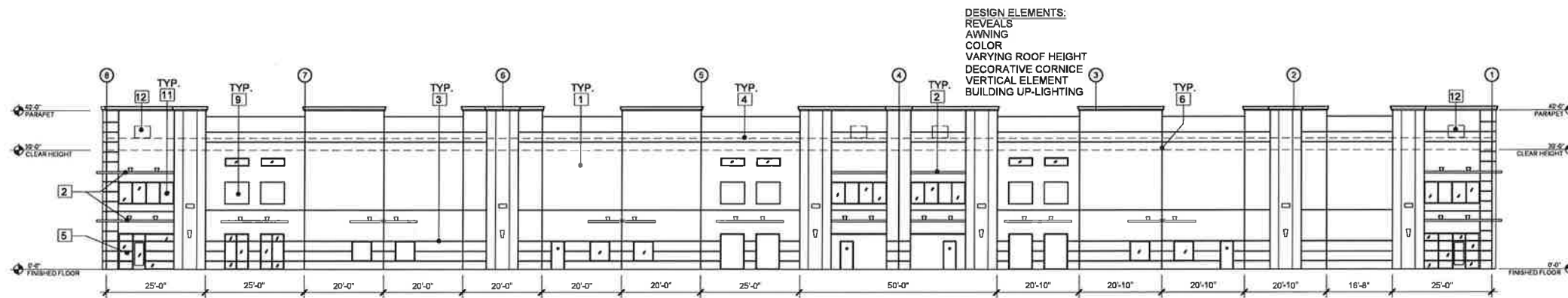
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CONTRACTOR:
L.M. CONSTRUCTION CO.
0042596A
(Contractors License #)
Jason D. Vogtman
(Plans Prepared By)
(Signature)

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ELEVATION BLDG C
HENDERSON 12.5
PROPOSED WAREHOUSES
E. BRUNER AVE & AMIGO ST
HENDERSON, NEVADA 89044

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