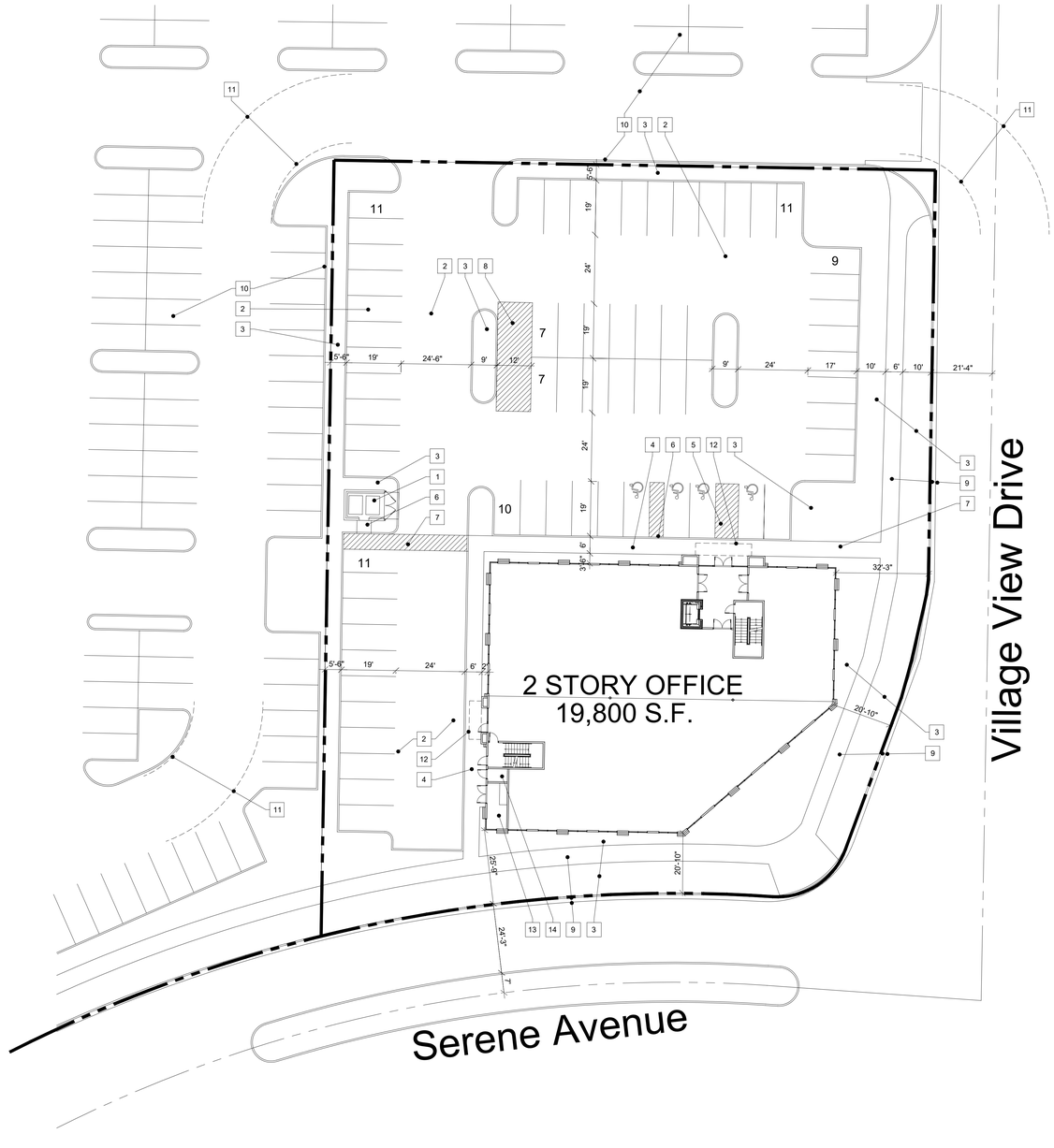


1 Site plan

scale: 1" = 20'-0"

Keynotes

#	Description
1	6'-0" HIGH SPLIT FACE C.M.U. TRASH/RECYCLING ENCLOSURE
2	A.C. PAVING - AS PER SOILS REPORT - SEE CIVIL
3	LANDSCAPING
4	4" CONCRETE SIDEWALK WITH ROCK SALT FINISH
5	HANDICAP ACCESS AISLE W/PAINTED STRIPES
6	ZERO CURB FACE OR ACCESSIBLE CURB RAMP - SEE CIVIL DRAWINGS
7	HANDICAP ACCESSIBLE ROUTE (LONGITUDINAL SLOPE IS 5% MAX. - TRANSVERSE SLOPE IS 2% MAX.)
8	12' X 38' LOADING ZONE
9	EXISTING SIDEWALK, CURB, GUTTER & STREET LIGHTS PER HENDERSON STD.'S
10	NEIGHBOR'S EXISTING PARKING LOT
11	FIRE TRUCK MANEUVERING RADII - 28' RADIUS INSIDE, 52' RADIUS OUTSIDE
12	LINE OF OVERHANG ABOVE
13	ELECTRICAL ROOM
14	FIRE RISER ROOM

Project Data

PROPOSED USE:	MEDICAL OFFICE
EXISTING USE:	UNDEVELOPED OFFICE PAD
REQUIRED ZONING:	CC
EXISTING ZONING:	CC
REQUIRED ZONING:	COM
EXISTING ZONING:	COM

AREA/PARKING SUMMARY

USE	AREA	FACTOR	PARKING REQUIRED	PARKING PROVIDED
MEDICAL OFFICE	19,800 S.F.	1/300 GFA	66	66

HANDICAP SPACE SUMMARY

USE	TOTAL PARKING	FACTOR	HANDICAP SPACES REQUIRED	HANDICAP SPACES PROVIDED
OFFICE	66 SPACES	3: 51 to 75	3	4

LOADING SPACE SUMMARY

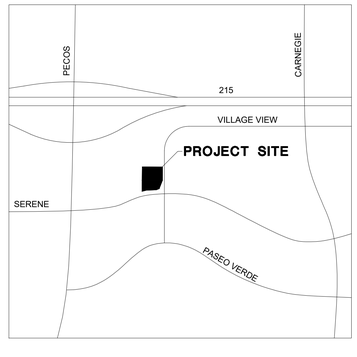
USE	AREA	FACTOR	LOADING SPACE REQUIRED	LOADING SPACE PROVIDED
OFFICE LOADING GROUP 2	19,800 S.F.	10,000-20,000 GFA	1 - TYPE B	1 - TYPE B

BICYCLE PARKING SUMMARY

USE	AREA	FACTOR	SPACES REQUIRED	SPACES PROVIDED
OFFICE	19,800 S.F.	SHORT TERM - 4 MIN. or 5%	4	4
		LONG TERM - 2 MIN. or 1%	2	2

SITE ACREAGE:	52,434 S.F. (1.2 AC.)
F.A.R. (FLOOR AREA RATIO):	38%
APN#:	178-19-210-009

Location Map



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John David Burke, Architect

revisions

#	date	description

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OFFICE PROJECT
NWC Serene & Village View
for:Joseph DeSimone, Jr & Phil Ralston
GREEN VALLEY HENDERSON NEVADA

date	3/26/2025
proj. no.	2023-27
drwn. by	
chkd. by	

sheet no. ST1