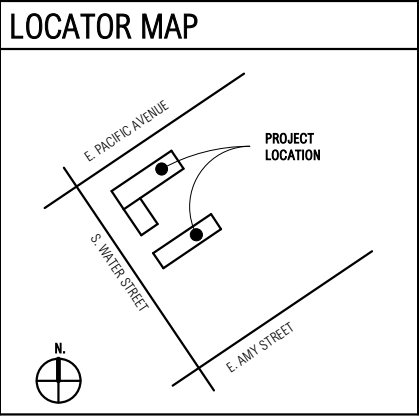


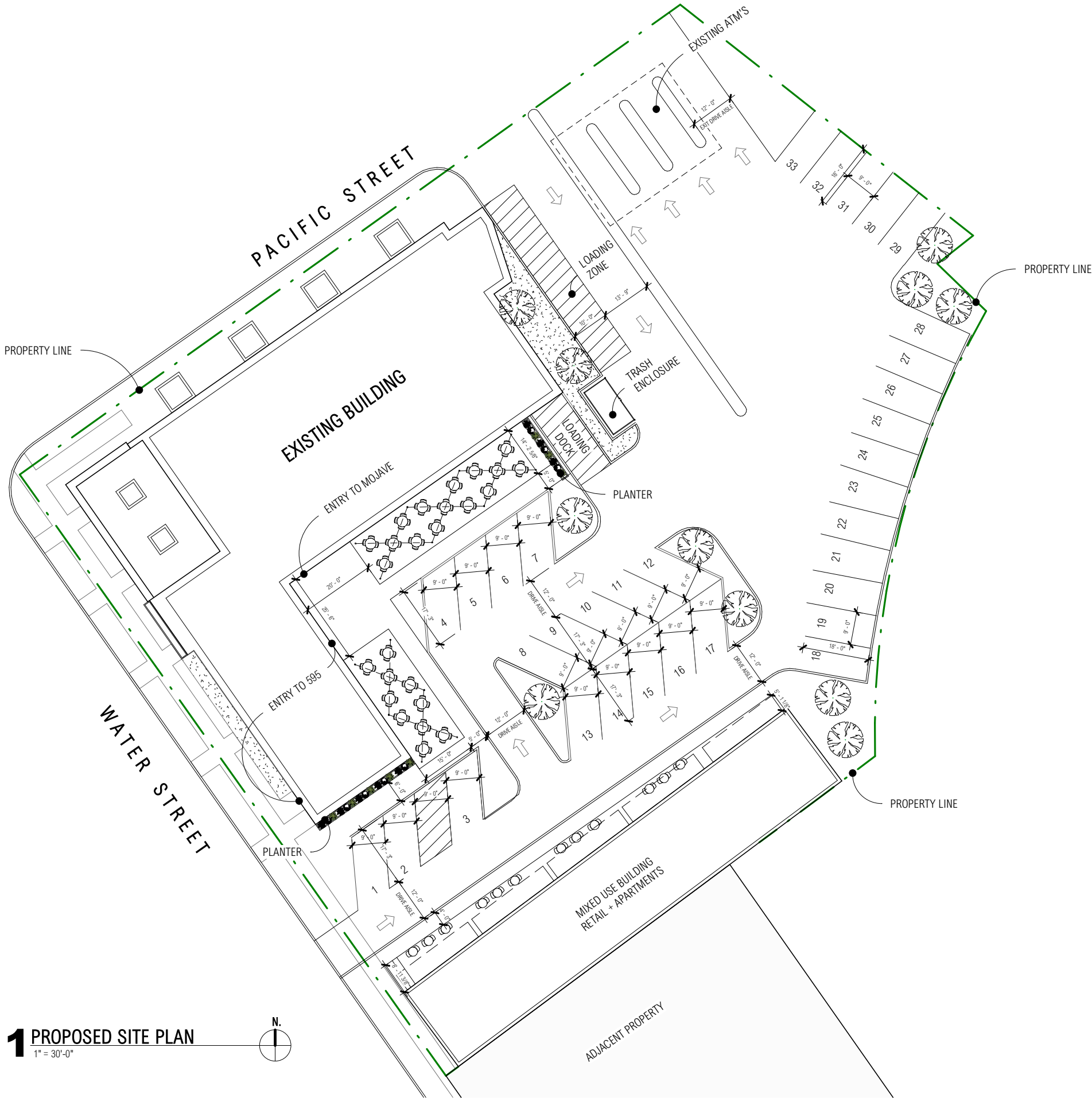


PROJECT INFORMATION

ADDRESS:	107 S WATER ST. HENDERSON, NV 89015
ASSESSORS PARCEL NUMBER:	179-18-710-043
PROPERTY OWNER:	
JURISDICTION:	HENDERSON - 89015
ZONING CLASSIFICATION:	DOWNTOWN MIXED USE (DX)
COMPREHENSIVE LAND USE DESIGNATION:	41.338 - OFFICE, PROFESSIONAL AND BUSINESS SERVICES, FINANCIAL
ESTIMATED LOT SIZE:	0.97 ACRE (42,495 SQ.FT.)
BUILDING SQUARE FEET:	EXISTING BUILDING: 8,160 SQ.FT. (GROUND FLOOR) NEW TOWNHOMES: 650 SQ.FT. PER TOWNHOME x 5 UNITS = 3,250 SQ.FT.
LOT COVERAGE:	26%

PARKING CALCULATIONS

STANDARD PARKING STALLS	31 STALLS
HANDICAP PARKING STALLS	2 STALLS
	33 STALLS



PROJECT INFORMATION

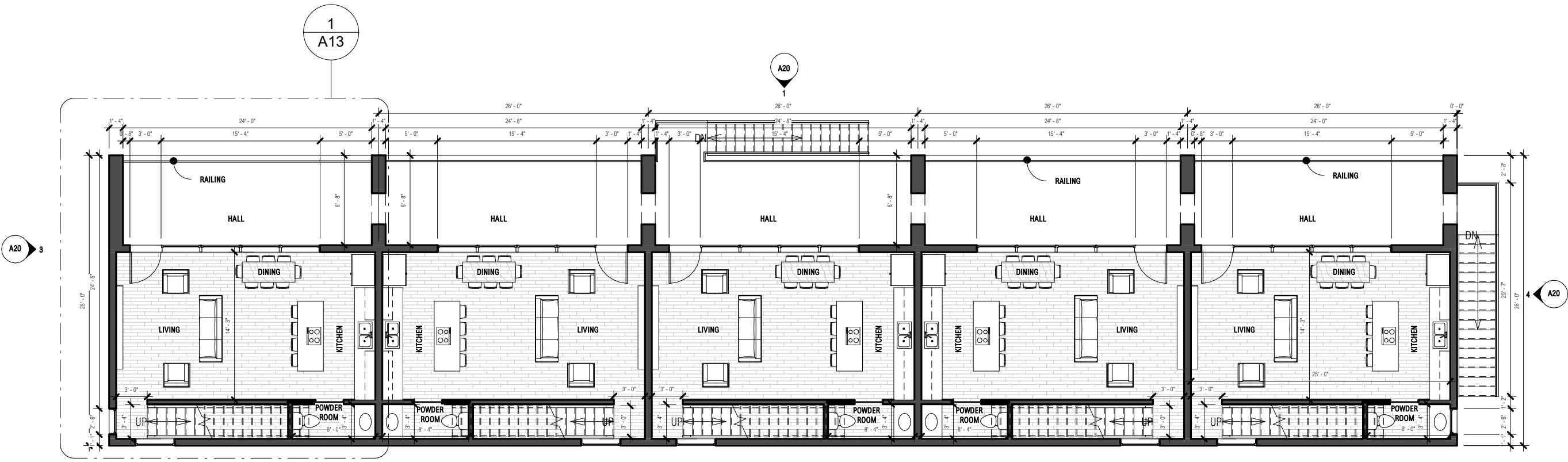
107 Water St.
Mixed Used Development

107 S Water St
Henderson, NV 89015

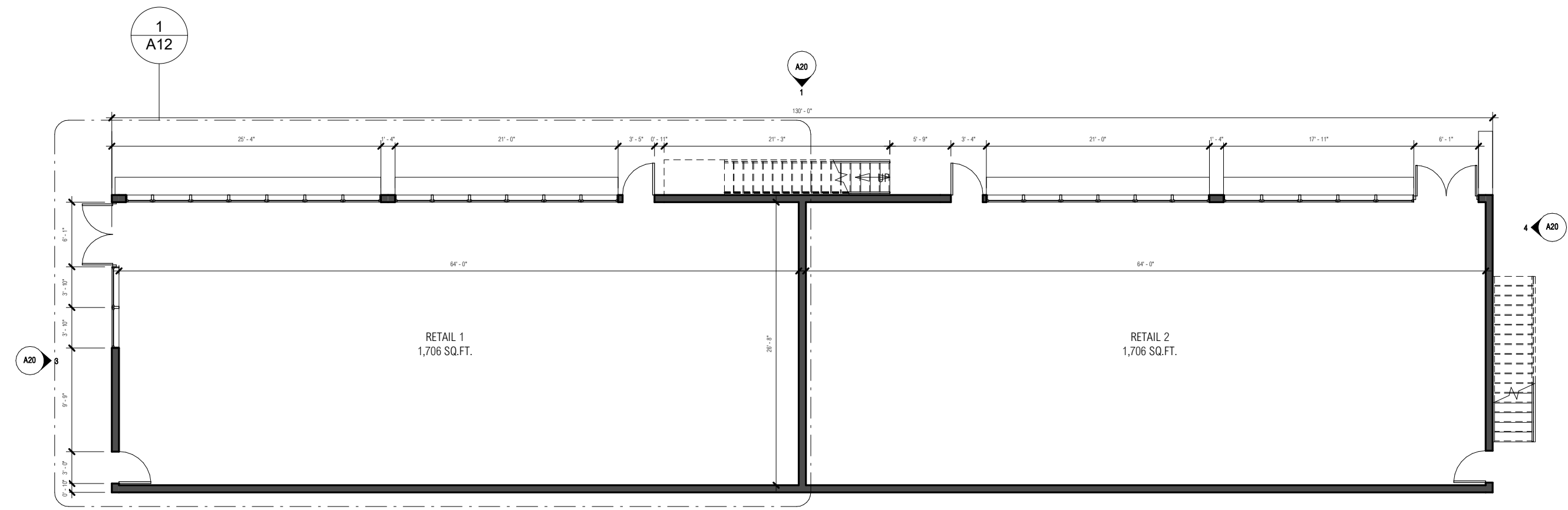
SHEET TITLE

Site Plan

AA PROJECT NO.	190108
DRAWING SCALE	1" = 30'-0"
DATE	March 26, 2019
SET TYPE	Conceptual Design
SHEET NUMBER	A1



2 Level Two
3/32" = 1'-0"



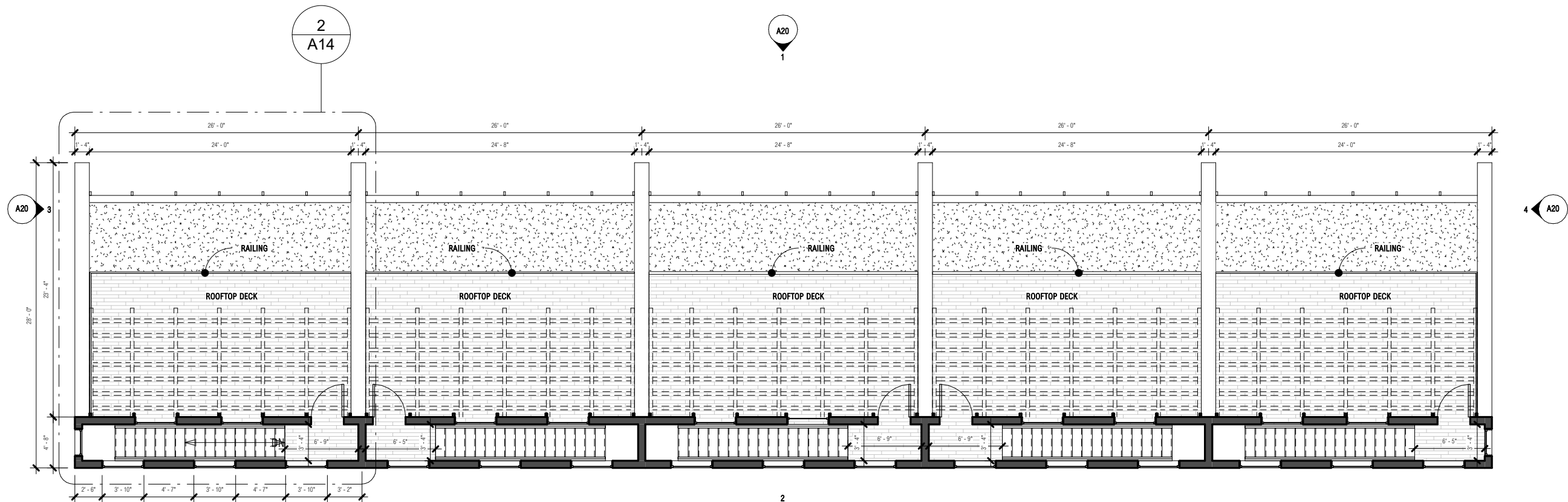
1 Level 1 - Retail Plan
3/32" = 1'-0"

PROJECT INFORMATION
**107 Water St.
Mixed Used Development**

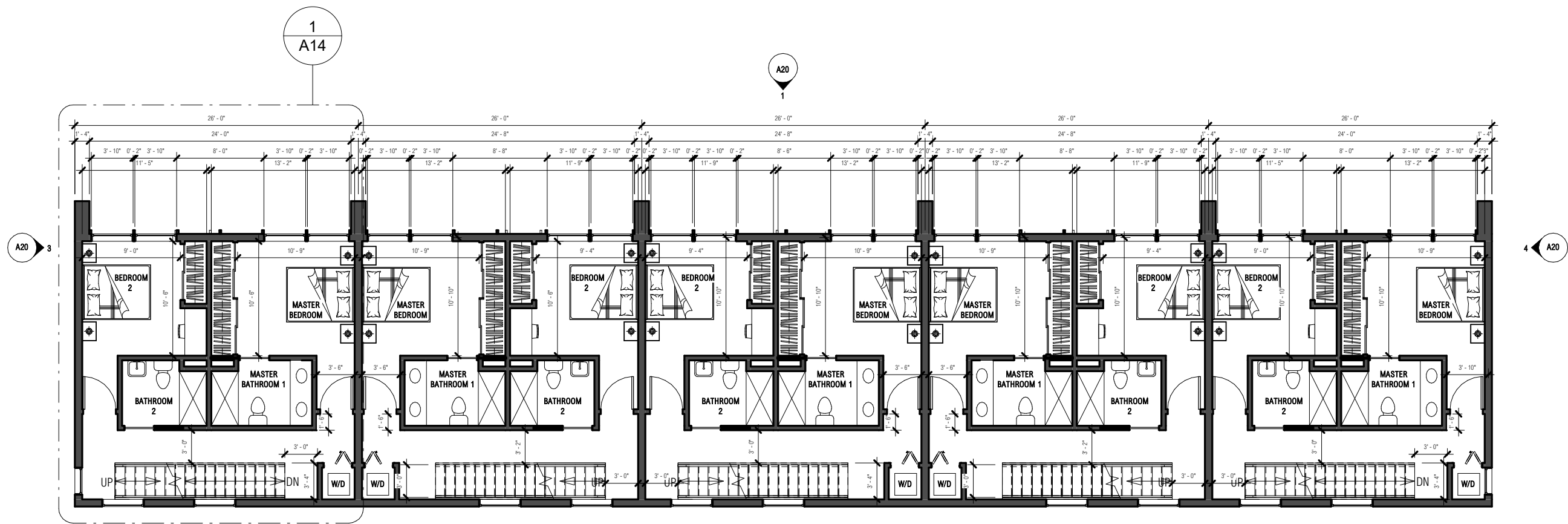
107 S Water St
Henderson, NV 89015

SHEET TITLE
Floor Plans

AA PROJECT NO. 190108
DRAWING SCALE 3/32" = 1'-0"
DATE March 26, 2019
SET TYPE Conceptual Design
SHEET NUMBER



2 Level Four - Rooftop Patio
3/32" = 1'-0"



1 Level Three
3/32" = 1'-0"

PROJECT INFORMATION

**107 Water St.
Mixed Used Development**

107 S Water St
Henderson, NV 89015

SHEET TITLE

Floor Plans

AA PROJECT NO.

190108

DRAWING SCALE

3/32" = 1'-0"

DATE

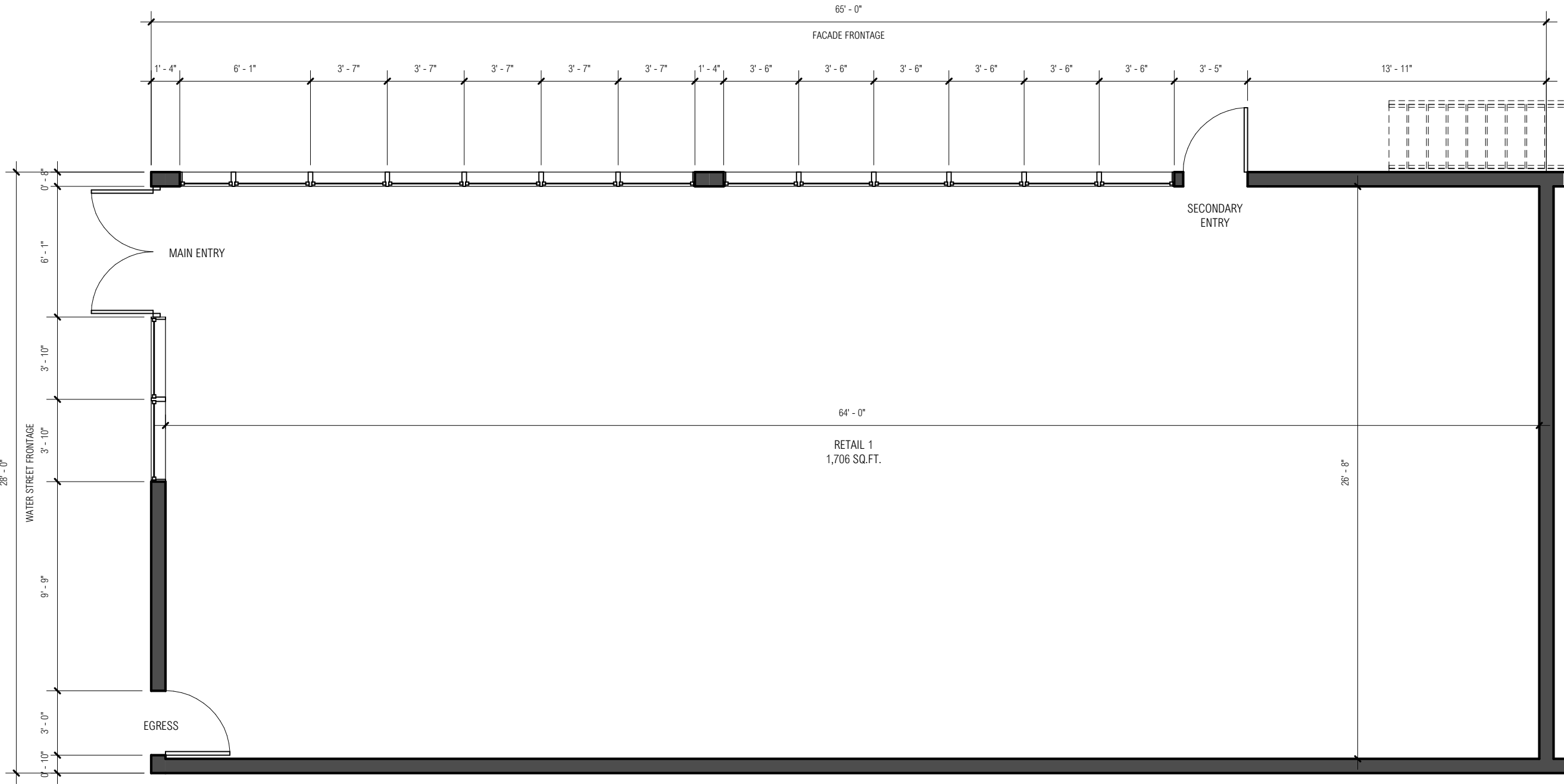
March 26, 2019

SET TYPE

Conceptual Design

SHEET NUMBER

A11



1 Common Retail Plan
3/16" = 1'-0"

PROJECT INFORMATION

107 Water St.
Mixed Used Development

107 S Water St
Henderson, NV 89015

SHEET TITLE

Common Retail Plan

AA PROJECT NO.

190108

DRAWING SCALE

3/16" = 1'-0"

DATE

March 26, 2019

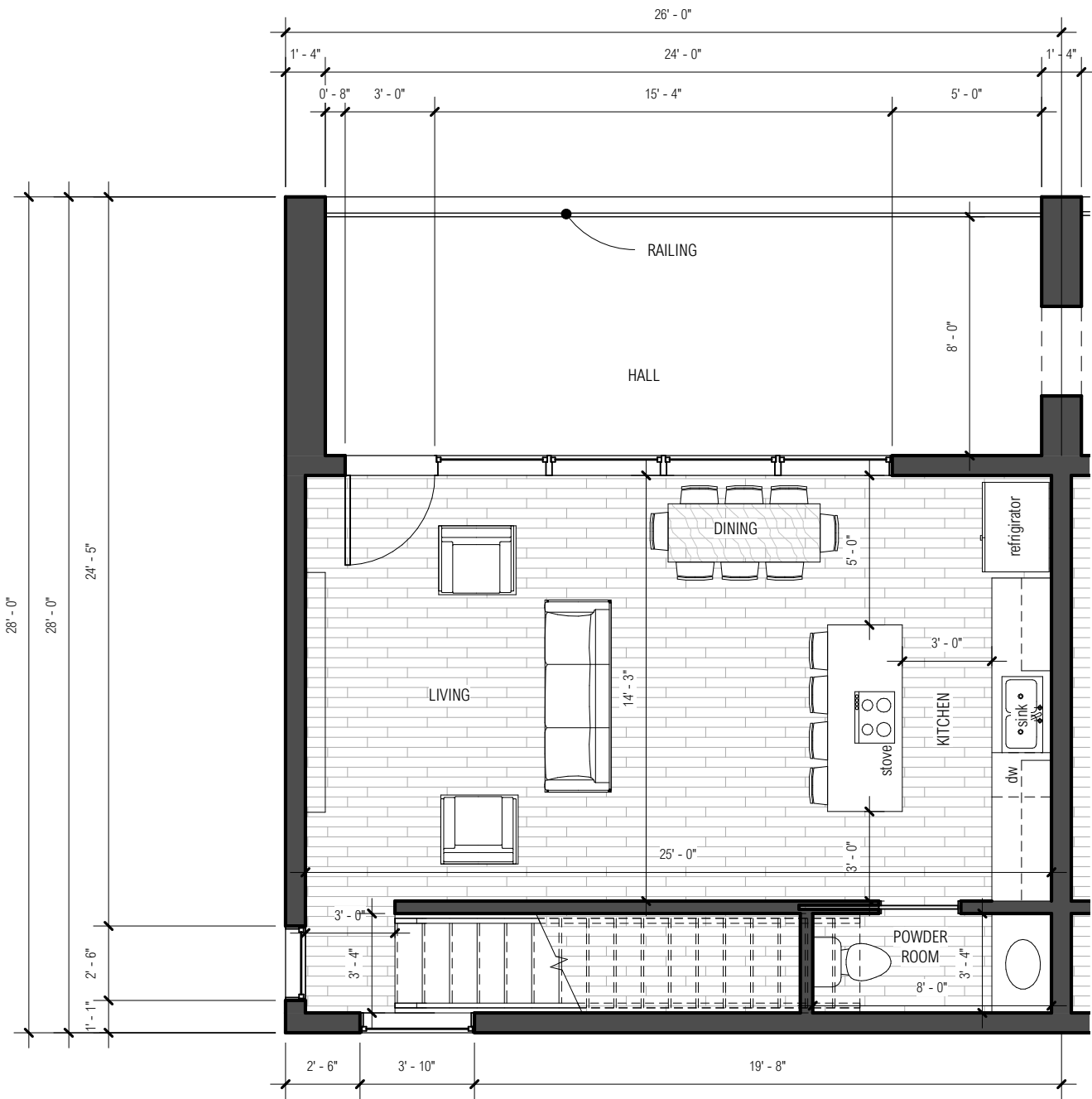
SET TYPE

Conceptual Design

SHEET NUMBER

A12

SECOND LEVEL - 2 BEDROOM LOFT UNIT: 1,481 SQ.FT.
LEVEL 1: 450 SQ.FT
LEVEL 2: 591 SQ.FT.
ROOFTOP: 440 SQ.FT.



1 Two Bedroom Lofts - Common Unit
3/16" = 1'-0"

PROJECT INFORMATION

107 Water St.
Mixed Used Development

107 S Water St
Henderson, NV 89015

SHEET TITLE

Common Units Floor
Plans

AA PROJECT NO.

190108

DRAWING SCALE

3/16" = 1'-0"

DATE

March 26, 2019

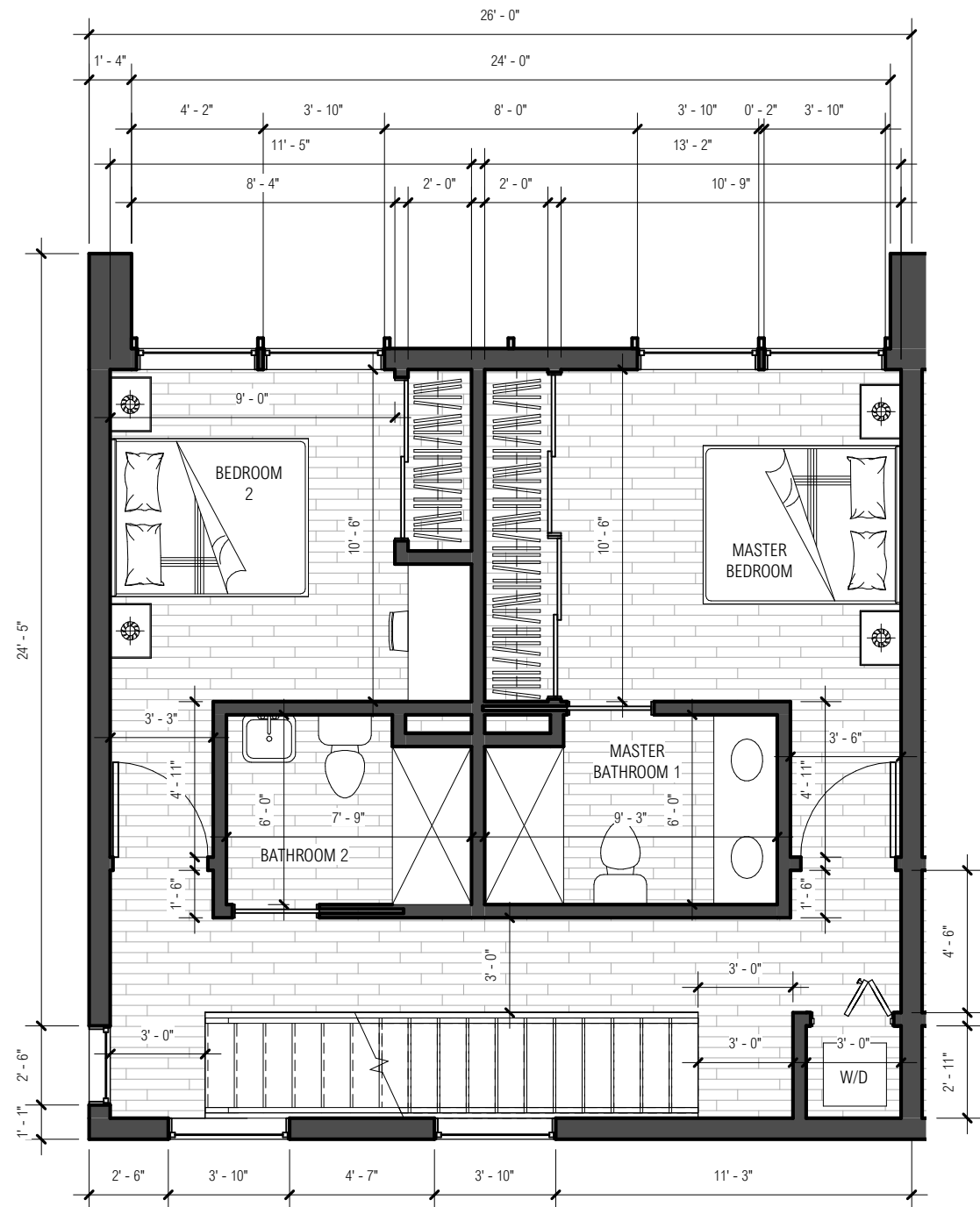
SET TYPE

Conceptual Design

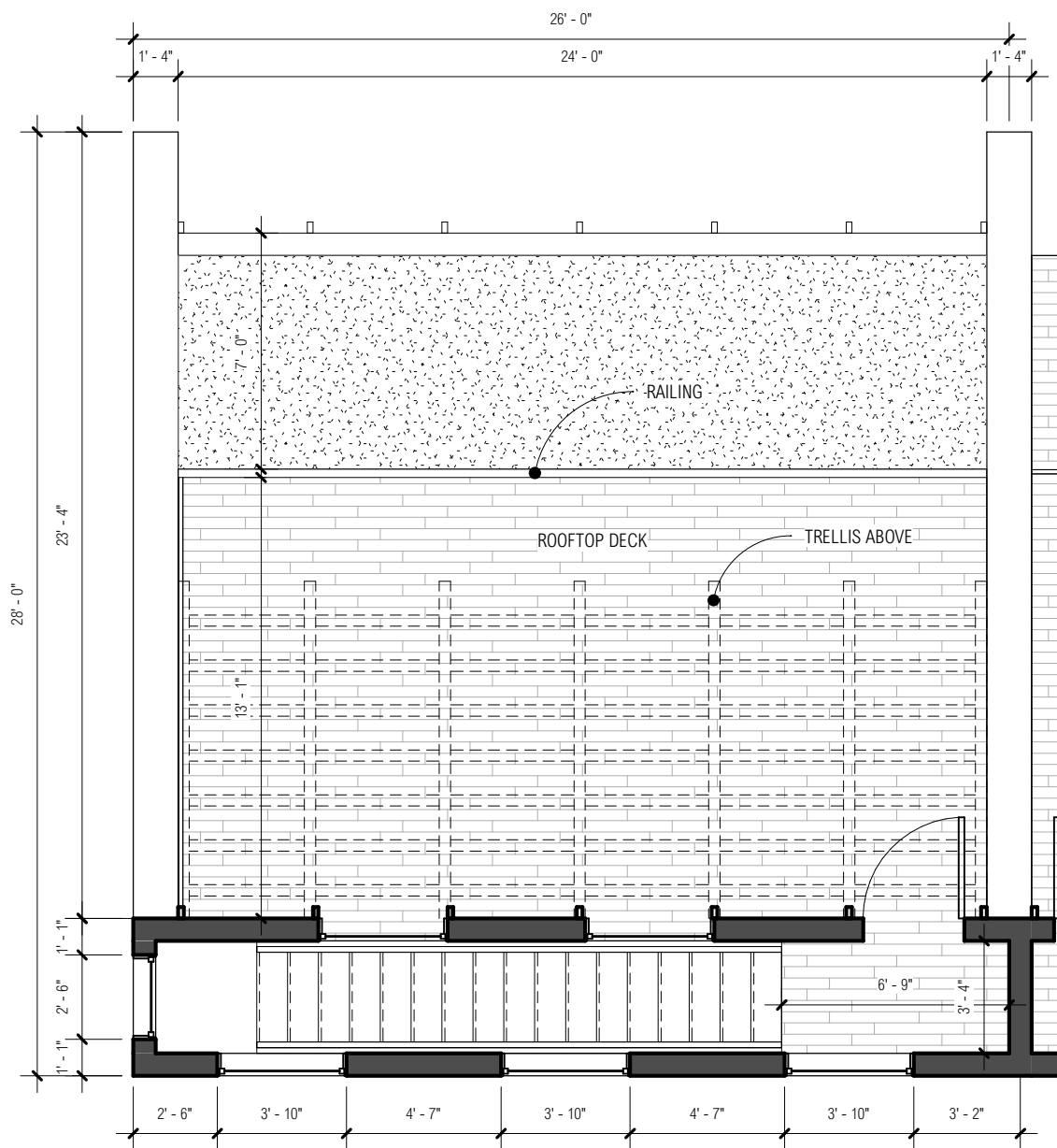
SHEET NUMBER

A13

SECOND LEVEL - 2 BEDROOM LOFT UNIT: 1,481 SQ.FT.
LEVEL 1: 450 SQ.FT
LEVEL 2: 591 SQ.FT.
ROOFTOP: 440 SQ.FT.



1 Two Bedroom Lofts (level 2) - Common Unit
3/16" = 1'-0"



2 Two Bedroom Lofts (roof top) - Common Unit
3/16" = 1'-0"

PROJECT INFORMATION

107 Water St.
Mixed Used Development

107 S Water St
Henderson, NV 89015

SHEET TITLE

Common Units Floor
Plans

AA PROJECT NO.

190108

DRAWING SCALE

3/16" = 1'-0"

DATE

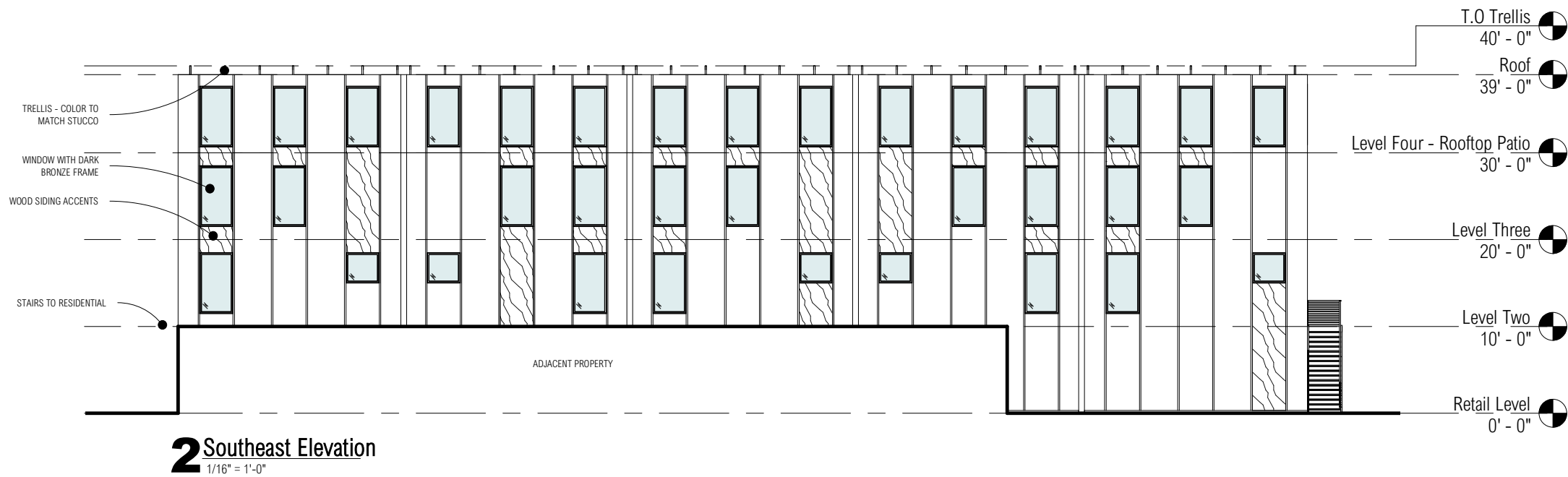
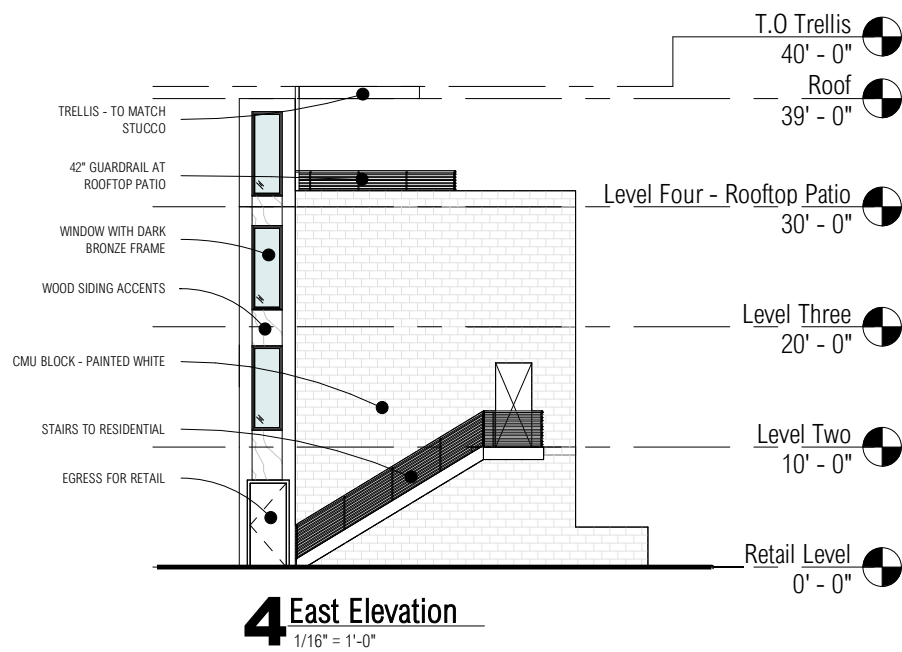
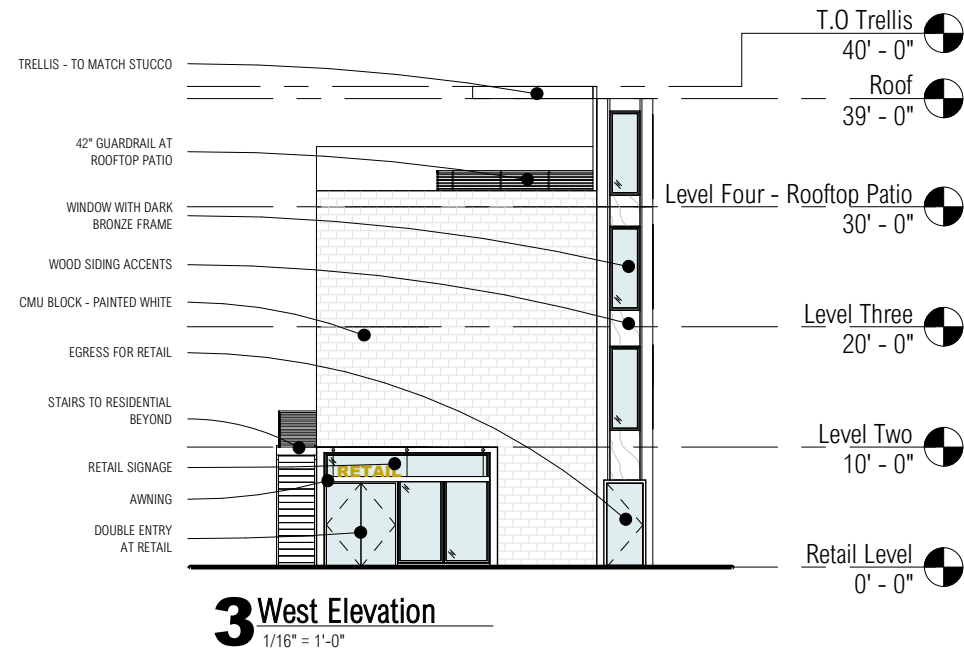
March 26, 2019

SET TYPE

Conceptual Design

SHEET NUMBER

A14



PROJECT INFORMATION

**107 Water St.
Mixed Used Development**

107 S Water St
Henderson, NV 89015

SHEET TITLE

Elevations

AA PROJECT NO.

190108

DRAWING SCALE

1/16" = 1'-0"

DATE

March 26, 2019

SET TYPE

Conceptual Design

SHEET NUMBER

A20



DARK BRONZE FRAME



WOOD SIDING



DARK GRAY STUCCO



CMU BLOCK - PAINTED WHITE

PROJECT INFORMATION

107 Water St.
Mixed Used Development

107 S Water St
Henderson, NV 89015

SHEET TITLE

Elevation Materials

AA PROJECT NO. 190108

DRAWING SCALE

DATE March 26, 2019

SET TYPE Conceptual Design

SHEET NUMBER

A21