



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

Case #
Meeting Date
Total Fee
Received By/Date

Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Plan Review

Project Address (Location) Shadow Lane and Wellness Way

Project Name G2 Capital - Las Vegas Medical District **Proposed Use** Commercial

Assessor's Parcel #(s) 139-33-402-(014, 015, 024, 028, 034) and 139-33-406-006 **Ward #** 1

General Plan: Existing _____ Proposed _____ **Zoning:** Existing T6-UG Proposed T6-UG

Additional Information _____

Property Owner City of Las Vegas **Contact** _____

Address 495 South Main Street, 6th Floor **City** Las Vegas **State** NV **Zip** 89101

E-mail _____ **Phone** _____

Applicant G2 Capital Development **Contact** Frank Marretti

Address 6718 W. Sunset Road, Suite 110 **City** Las Vegas **State** NV **Zip** 89118

E-mail frank@g2capdev.com **Phone** 702-242-4211

Representative kg **Contact** Brian Henley

Address 9075 West Diablo Drive, Suite 300 **City** Las Vegas **State** NV **Zip** 89148

E-mail brian@kg.design **Phone** 702-367-6900 x170

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)** _____

Partner(s) _____

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

Property Owner Signature Jorge Cervantes

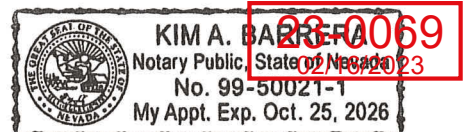
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

Print Name JORGE CERVANTES

Subscribed and sworn before me

This 6th day of February, 2023

Notary Public in and for said County and State



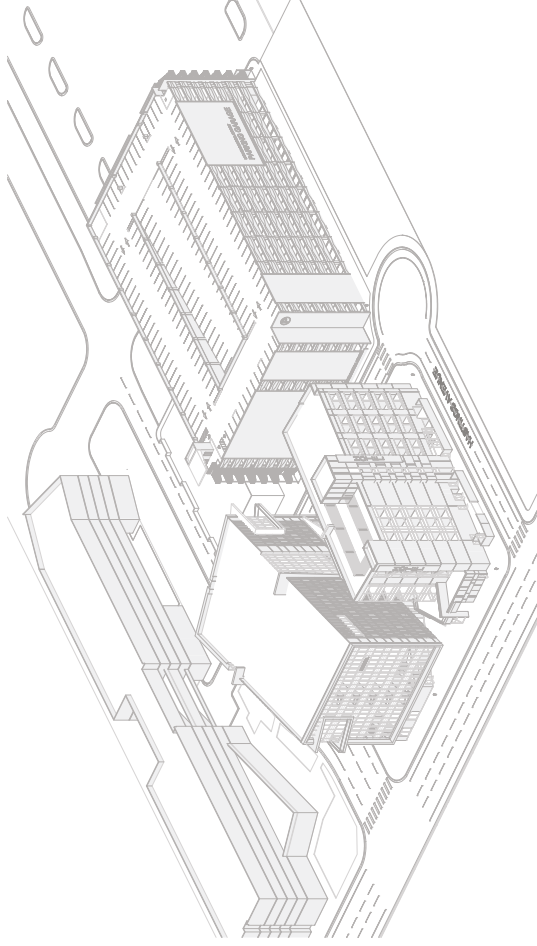
LAS VEGAS MEDICAL DISTRICT

Corner of Wellness Way & Shadow Lane,
Las Vegas, NV 89106

22711.00

02/16/2023

PLANNING PACKAGE



ARCHITECT

kga

Las Vegas
9075 W. Diablo Drive, Suite 300
Las Vegas, Nevada 89148
702.367.6900

Austin
1701 Directors Boulevard, Suite 770
Austin, Texas 78744
512.441.8200

www.kga.design
Contact:
BRIAN HENLEY



CONSULTANTS

LANDSCAPE DESIGN:

LAGE DESIGN
314 S. WATER STREET
SUITE 120
HENDERSON, NV 89015

CONTACT:

SHANE ICE (702) 475-5225

CONTACT: (303) 694-6622

PARKING GARAGE DESIGN

WALKER CONSULTANTS
10375 PARK MEADOWS DRIVE
SUITE 425
LONE TREE, CO 80124

CONTACT:

(303) 694-6622

CIVIL CONSULTANT

ZENITH ENGINEERING

1880 FEATHER PLAZA DRIVE
SUITE 450
LAS VEGAS, NV 89135

CONTACT:

JULIA IZZOLO (702) 885-3496

23-0069
02/16/2023

9-627

ZA0.00

PROJECT OWNER

G2 CAPITAL DEVELOPMENT
4700 SOUTH MARYLAND PARKWAY, SUITE 150
LAS VEGAS, NEVADA 89119

CONTACT

KGA
9075 WEST DIABLO DRIVE, SUITE 300
LAS VEGAS, NV 89148
CONTACT: BRIAN HENLEY

SITE ANALYSIS

APN # : 139-33-402(014, 015, 024, 028, 034) and 139-33-406-006
CURRENT ZONING : T6-UG
PROPOSED ZONING : NO CHANGE
LOT AREA : 3.75 ACRES
LOT COVERAGE : 56%

BUILDING A - MEDICAL OFFICES
139,485 SQ FT
BUILDING B - MEDICAL OFFICES
76,858 SQ FT (102 ROOMS)
BUILDING C - PARKING STRUCTURE
+ OFFICES @ 11,010 SQ FT

PARKING ANALYSIS

PARKING REQUIRED:
MEDICAL OFFICE BUILDING 275 SPACES @35%
HOTEL + RETAIL 42 SPACES @35%
OFFICE @ GARAGE 11 SPACES @35%
TOTAL REQUIRED PARKING : 337 SPACES @35%
(INCLUDING 8 ADA + 1 VAN)
PARKING PROVIDED:
8 SPACES
1,317 SPACES
ADA PARKING PROVIDED : 25 (21 ADA + 4 VAN) SPACES
TOTAL PARKING PROVIDED : 1342 SPACES
(INCLUDING ADA)
BICYCLE PARKING:
12 SPACES

GENERAL NOTES

1. REFER TO INDIVIDUAL BUILDING PACKAGES FOR ADDITIONAL SITE INFORMATION
2. REFER TO LANDSCAPE PLAN FOR ADDITIONAL INFORMATION

PLAN LEGEND

FIRE ACCESS LANE
PROPERTY LINE
SETBACK LINE (NOT APPLICABLE)
EASEMENT LINE
ACCESSIBLE ROUTE

VICINITY MAP - LAS VEGAS



02/16/2023

LAS VEGAS MEDICAL DISTRICT
Corner of Wellness Way & Shadow Lane,
Las Vegas, NV 89106

kga
Las Vegas
3075 W. Diablo Dr., Suite 300
Las Vegas, NV 89148
702.367.6900
Austin
10100 Dicksboro Blvd., Suite 770
Austin, TX 78744
512.441.8200
www.kga.design



OLAGE DESIGN
1115 WESTER STREET
SUITE 100
CHERRY SHANE, AZ 85201 4743225
OWAN PER CONSULTANTS
10100 DICKSBORO BLVD., SUITE 770
AUSTIN, TEXAS 78744
T-LONE TREE CO 80124
214-333-9900 994-6022
CENTH ENGINEERING
SUITE 200
10100 DICKSBORO BLVD., SUITE 770
AUSTIN, TEXAS 78744
www.kga.design

LAS VEGAS MEDICAL DISTRICT
OVERALL SITE PLAN
DATE: 02/2023
DRAWN BY: JAH
22711.00
SHEET

ZS1.00



1

OVERALL SITE PLAN

SCALE: 1"=50'-0"



SITE PLAN NOTES	
ASCD	DESCRIPTION

SITE LEGEND	
	FIRE ACCESS LANE
	PROPERTY LINE
	SETBACK LINE (A)
	EASEMENT LINE
	ACCESSIBLE ROUTE
	CARWHEEL FENCE

23-0069

02/16/2023

GENERAL NOTES	
1.	THIS DRAWING IS FOR REFERENCE ONLY
2.	REFER TO CIVIL DRAWINGS FOR ALL SITE
3.	PARKING SPACE CALCULATIONS
	MINIMUM 87' MINIMUM 87'
	EDUCATION SPACES 21,000 SF

Z\$1.00

NOT FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION

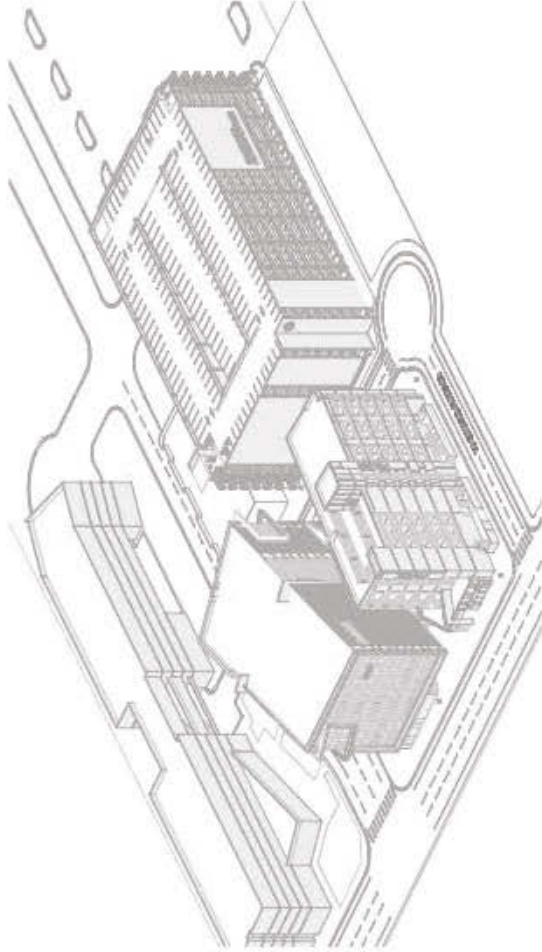
LAS VEGAS MEDICAL DISTRICT

Corner of Wellness Way & Shadow Lane,
Las Vegas, NV 89106

22711.00

02/16/2023

PLANNING PACKAGE



ARCHITECT

kga

Las Vegas
9075 W. Clarks Drive, Suite 200
Las Vegas, Nevada 89146
702.357.0500

Austin
1101 Directors Boulevard, Suite 770
Austin, Texas 75144
512.441.0200

www.kga.design
Contact:
BRIGAN HENLEY

CONSULTANTS

LANDSCAPE DESIGN:
LAGE DESIGN
314 S. WATER STREET
SUITE 120
HENDERSON, NV 89015

CONTACT: SHANE ICE (702) 479-5525

PARKING GARAGE DESIGN:
WALKER CONSULTANTS
10375 PARK MEADOWS DRIVE
SUITE 425
LOVE TREE, CO 80124

CONTACT: (303) 694-8622

CIVIL CONSULTANT
ZENITH ENGINEERING
1980 FEATHER PLAZA DRIVE
SUITE 450
LAS VEGAS, NV 89135

CONTACT: JULIA IZZOLO (702) 835-3496

23-0069
02/16/2023

ZA0.00



02 CAPITAL DEVELOPMENT
100 SOUTH MONTLAND PARKWAY, SUITE 150
LAS VEGAS, NEVADA 89115

CONTACT

KGA
100 WEST DANFLO DRIVE, SUITE 300
LAS VEGAS, NV 89148
CONTACT: BRIAN HENLEY

SITE ANALYSIS

APN # : 139-33-402(014, 015, 024, 026, 028) and 139-33-409-026

CURRENT ZONING : TR-10
PROPOSED ZONING : NO CHANGE

LOT AREA : 3.19 ACRES

LOT COVERAGE : 56%

PARKING ANALYSIS

BUILDING A - MEDICAL OFFICES
139,485 SQ. FT.

BUILDING B - HOTEL
70,858 SQ. FT. (102 ROOMS)

BUILDING C - PARKING GARAGE
COVERS 11,010 SQ. FT.

PARKING REQUIRED:

MEDICAL OFFICE BUILDING
HOTEL + RETAIL
OFFICE + GARAGE
TOTAL REQUIRED PARKING:
(INCLUDING 8 ADA + 1 VAN)

PARKING PROVIDED:

ADA PARKING REQUIRED
PARKING PROVIDED:
ADA PARKING PROVIDED:
(INCLUDING ADA)

BICYCLE PARKING:

TOTAL PARKING PROVIDED:
12 SPACES

GENERAL NOTES

1. REFER TO INDIVIDUAL BUILDING PACKAGES FOR ADDITIONAL SITE INFORMATION

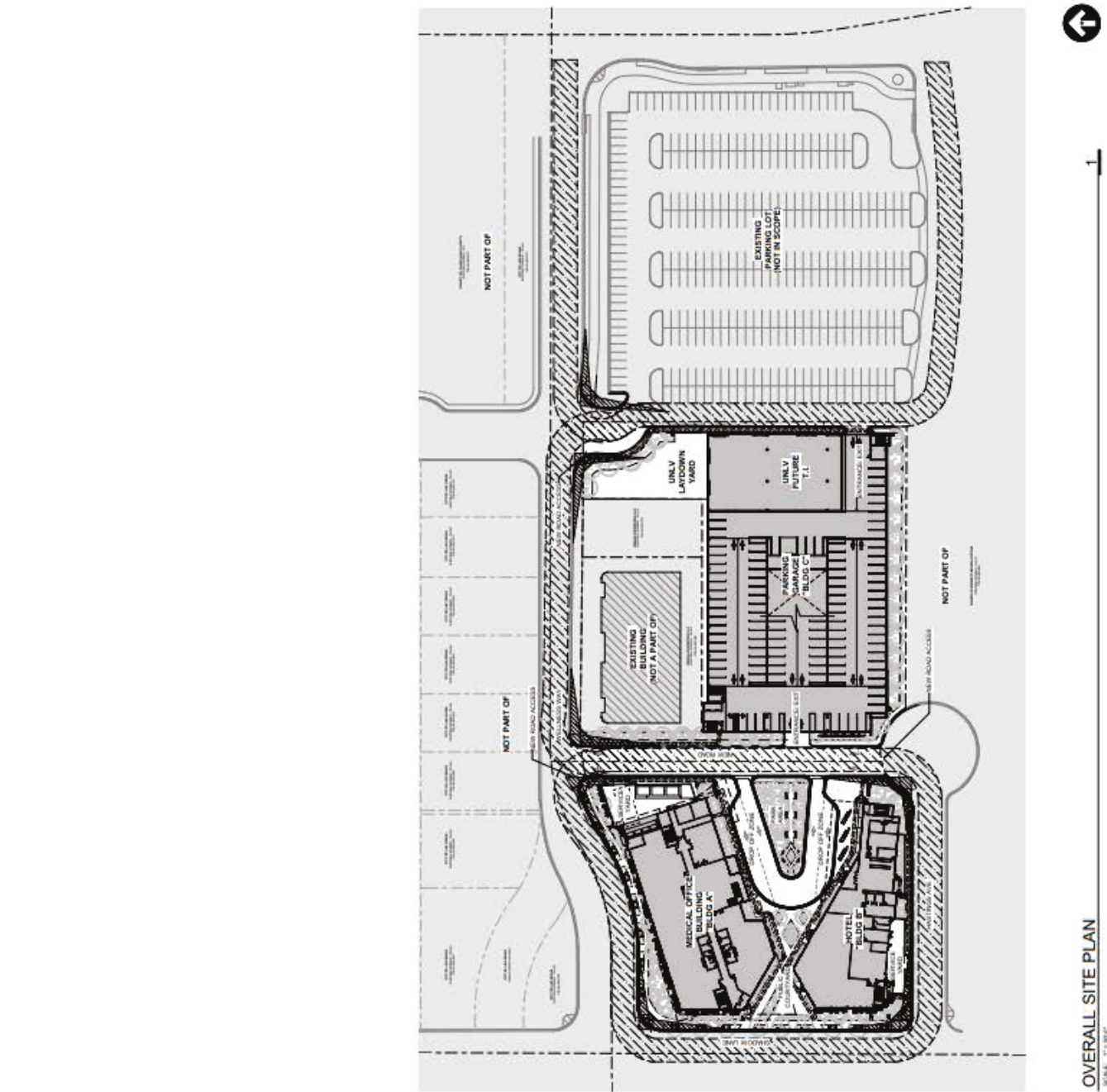
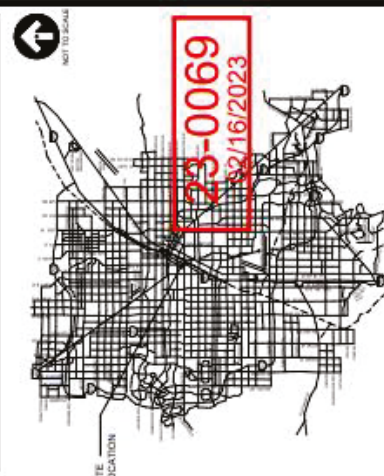
2. REFER TO LANDSCAPE PLAN FOR ADDITIONAL INFORMATION

PLAN LEGEND

FIN. ACCESS LINE
PROPERTY LINE
SETBACK LINE (NOT APPLICABLE)
EASEMENT LINE
ACCESSIBLE ROUTE

VICINITY MAP - LAS VEGAS

23-0069
02/16/2023



OVERALL SITE PLAN
SCALE: 1"=50'

Technical drawing of a road sign for "L101". The drawing includes a plan view (top) and a side elevation view (bottom). The plan view shows a road with a "Call before you dig" sign and a "Call 811" sign. The side elevation view shows a road with a "Call before you dig" sign and a "Call 811" sign. The drawing is labeled "L101" and "L101".

LVMd - MEDICAL OFFICE BUILDING - BLDG A

Corner of Wellness Way & Shadow Lane,
Las Vegas, NV 89106

22711.00

02/16/2023

PLANNING PACKAGE



ARCHITECT

kga

Las Vegas
5075 W. Diablo Drive, Suite 300
Las Vegas, Nevada 89146
702.367.5900

Austin
1701 Directors Boulevard, Suite 770
Austin, Texas 78744
512.441.8200

www.kga.design
Contact:
BRIAN HENLEY

CONSULTANTS

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CONTACT: SHANE ICE (702) 479-5225

PARKING GARAGE DESIGN
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1980 FEATHER PLAZA DRIVE
SUITE 400
LAS VEGAS, NV 89135

CONTACT: JULIA IZZOLO (702) 835-3496

23-0069
02/16/2023

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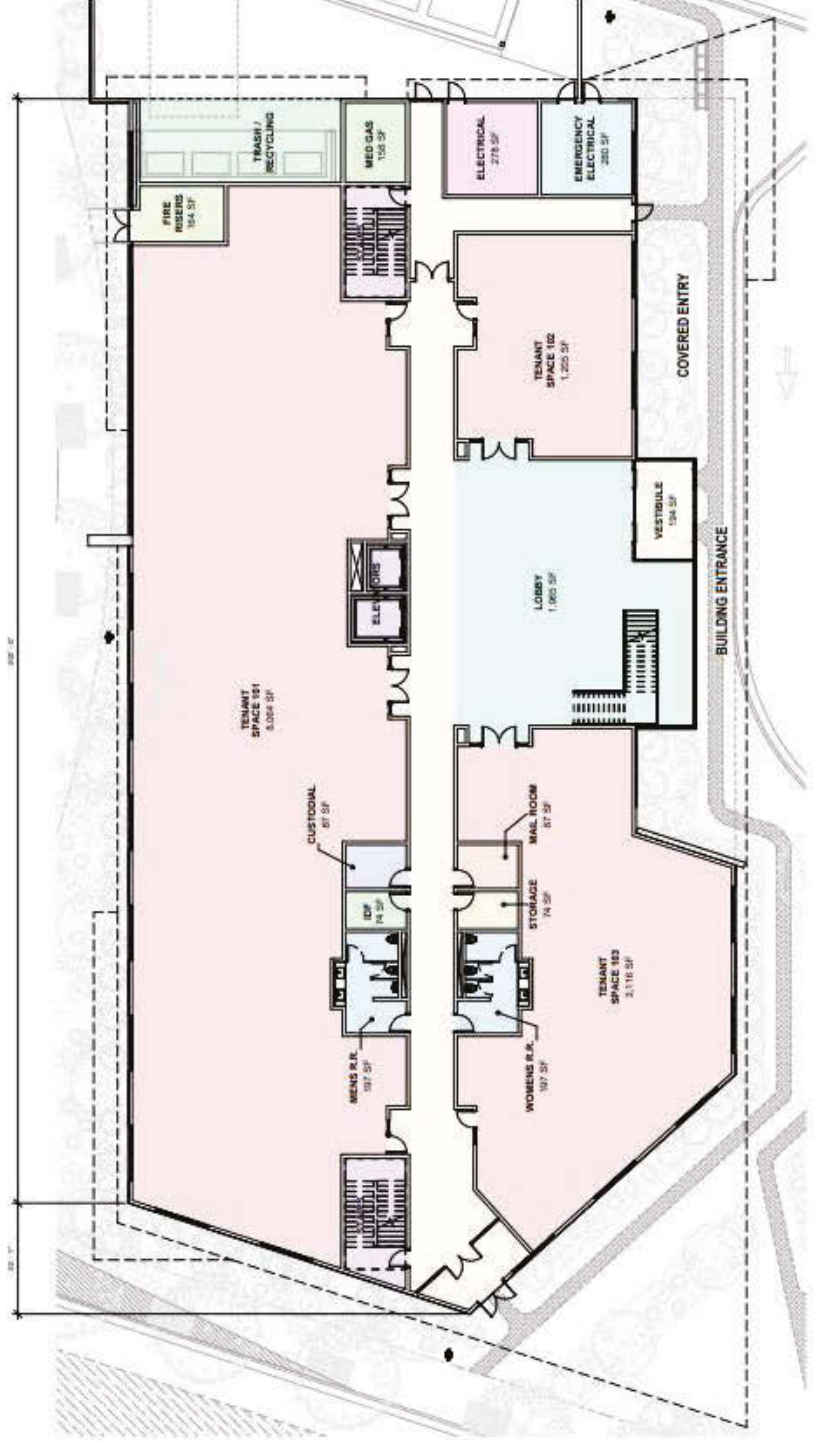
MEDICAL OFFICE BUILDING AREA

19,639 S.F. ON GROUND LEVEL
22,558 S.F. ON SECOND LEVEL
24,322 S.F. PER UPPER LEVEL

3 LEVELS = 66,519 S.F.
4 LEVELS = 90,941 S.F.
5 LEVELS = 115,163 S.F.
6 LEVELS = 139,485 S.F.

AREA LEGEND

- ☐ AMENITIES
- ☐ TENANT SPACE
- ☐ BUILDING CORE
- ☐ CIRCULATION
- ☐ RESTROOMS
- ☐ STAIRS
- ☐ LOBBY
- ☐ IDF
- ☐ ELECTRICAL
- ☐ FIRE RISERS
- ☐ FITNESS
- ☐ GUESTROOM - ADA
- ☐ GUESTROOM - DOUBLE QUEEN
- ☐ GUESTROOM - KING
- ☐ MED GAS
- ☐ TRASH/RECYCLING
- ☐ EMERGENCY ELECTRICAL
- ☐ MPE
- ☐ PARKING LOT
- ☐ ELEVATORS
- ☐ RETAIL
- ☐ SERVICES BUILDING
- ☐ VESTIBULE
- ☐ SUITE - JUNIOR
- ☐ STORAGE
- ☐ MAIL ROOM
- ☐ CUSTODIAL



LEVEL 1 FLOOR PLAN

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

1



23-0069
02/16/2023

LEVEL 1 FLOOR PLAN

10/19/2023
22711.00

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LVMD - MEDICAL OFFICE
BUILDING - BLDG A

1. LAM VEGAS NV 89101
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6/16/2023
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6/16/2023
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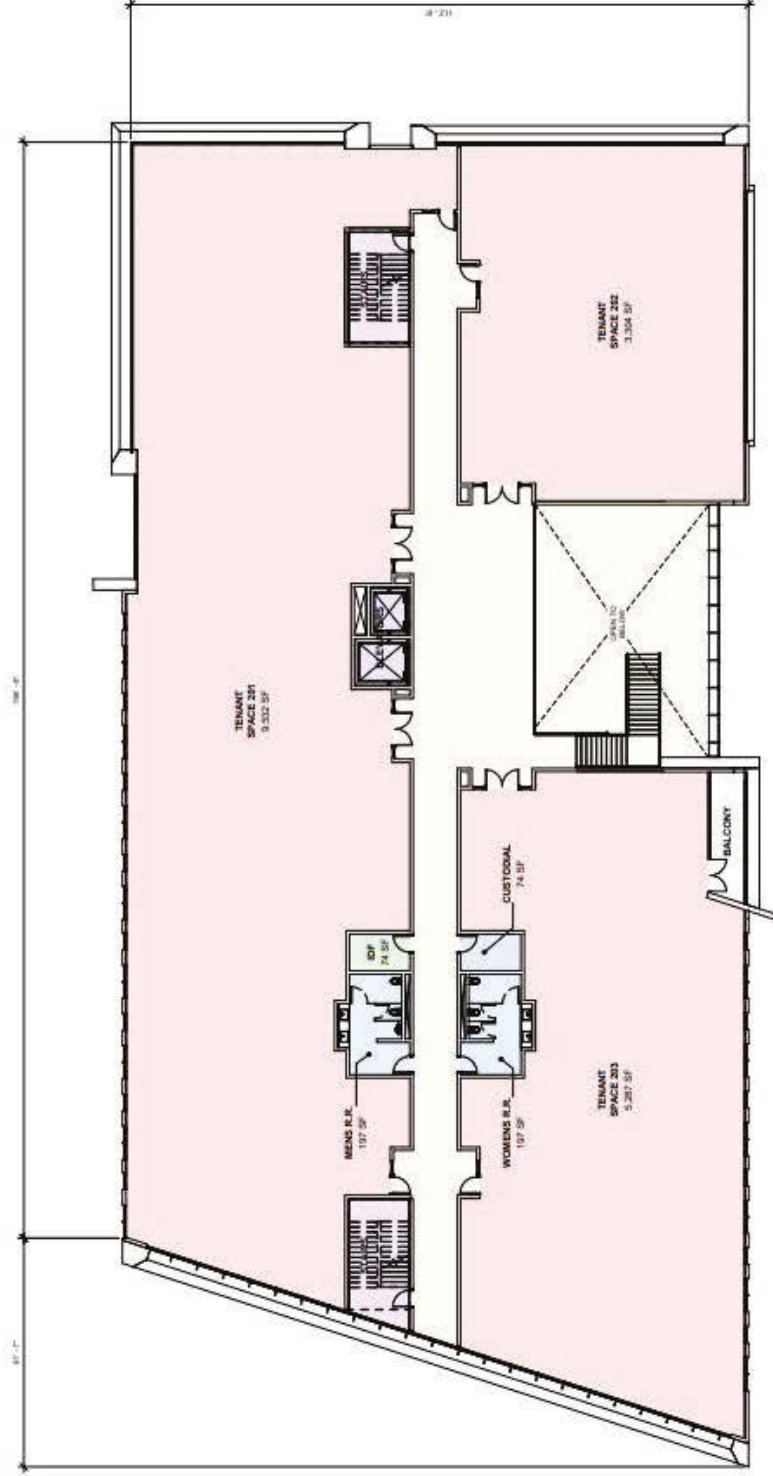
6/16/2023
1. LAM VEGAS NV 89101
1. LAM VEGAS NV 89101
1. LAM VEGAS NV 89101

MEDICAL OFFICE BUILDING AREA

19,639 S.F. ON GROUND LEVEL
22,598 S.F. ON SECOND LEVEL
24,322 S.F. PER UPPER LEVEL
3 LEVELS = 69,519 S.F.
4 LEVELS = 90,341 S.F.
5 LEVELS = 115,163 S.F.
6 LEVELS = 139,485 S.F.

AREA LEGEND

- ☐ AMENITIES
- ☐ TENANT SPACE
- ☐ BUILDING CORE
- ☐ CIRCULATION
- ☐ RESTROOMS
- ☐ STAIRS
- ☐ LOBBY
- ☐ IDF
- ☐ ELECTRICAL
- ☐ FIRE RISERS
- ☐ FITNESS
- ☐ GUESTROOM - ADA
- ☐ GUESTROOM - DOUBLE QUEEN
- ☐ GUESTROOM - KING
- ☐ MED GAS
- ☐ TRASH/RECYCLING
- ☐ EMERGENCY ELECTRICAL
- ☐ MPE
- ☐ PARKING LOT
- ☐ ELEVATORS
- ☐ RETAIL
- ☐ SERVICES BUILDING
- ☐ VESTIBULE
- ☐ SUITE - JUNIOR
- ☐ STORAGE
- ☐ MAIL ROOM
- ☐ CUSTODIAL



LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"



23-0069
02/16/2023

ZA1.02

DATE: 02/16/2023
BY: [Signature]
SCALE: 1/8" = 1'-0"

LEVEL 2 FLOOR PLAN

LVM - MEDICAL OFFICE
BUILDING - BLDG A

CLIENT: ENGINEERING

1701 E. CHURCH BLVD., SUITE 1701

1701 E. CHURCH BLVD., SUITE 1701

1701 E. CHURCH BLVD., SUITE 1701

1701 E. CHURCH BLVD., SUITE 1701

1701 E. CHURCH BLVD., SUITE 1701

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1701 E. CHURCH BLVD., SUITE 1701

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1701 E. CHURCH BLVD., SUITE 1701

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1701 E. CHURCH BLVD., SUITE 1701

1701 E. CHURCH BLVD., SUITE 1701

1701 E. CHURCH BLVD., SUITE 1701

1701 E. CHURCH BLVD., SUITE 1701

1701 E. CHURCH BLVD., SUITE 1701

1701 E. CHURCH BLVD., SUITE 1701

1701 E. CHURCH BLVD., SUITE 1701

1701 E. CHURCH BLVD., SUITE 1701

1701 E. CHURCH BLVD., SUITE 1701

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1701 E. CHURCH BLVD., SUITE 1701

1701 E. CHURCH BLVD., SUITE 1701

1701 E. CHURCH BLVD., SUITE 1701

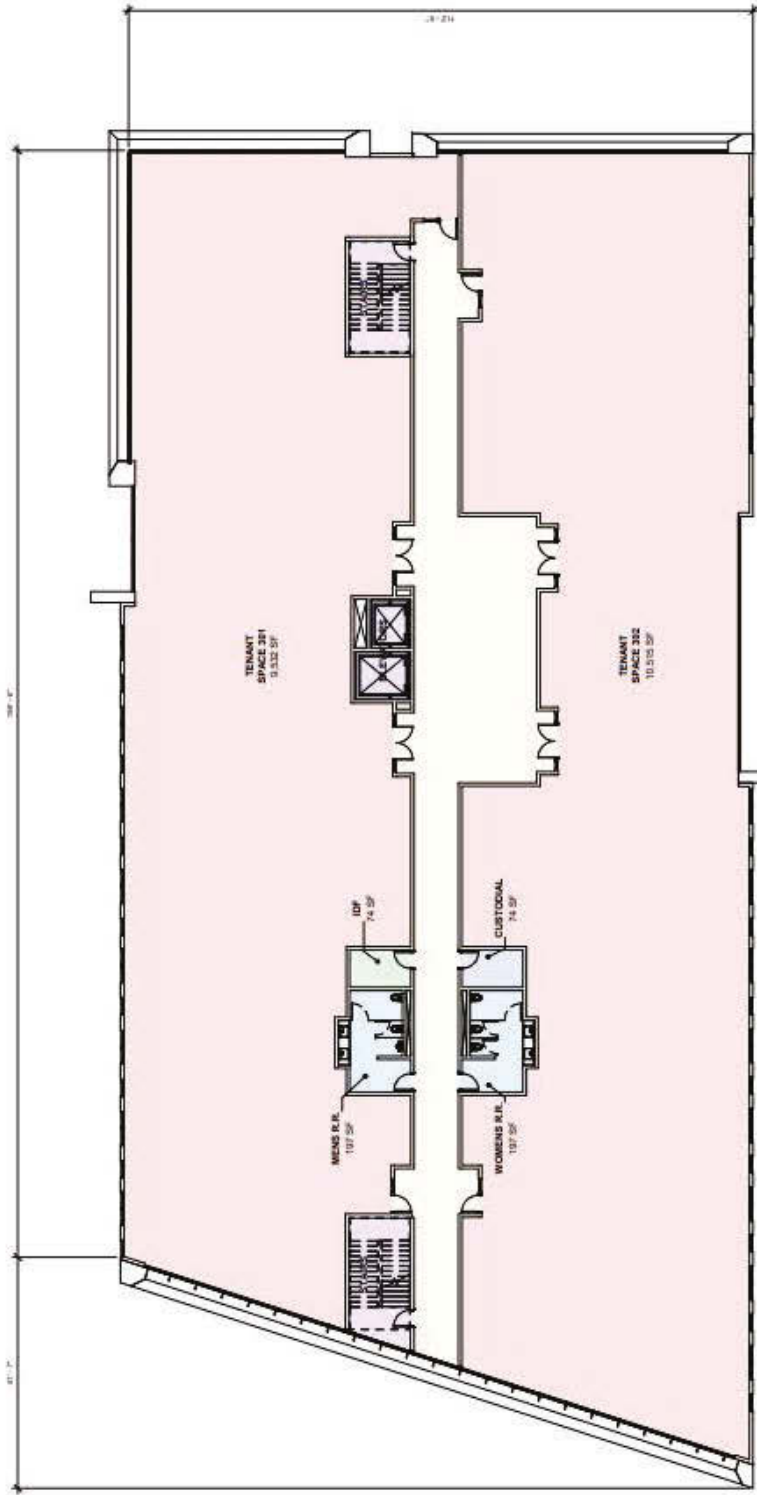
1701 E. CHURCH BLVD., SUITE 1701

19,639 S.F. ON GROUND LEVEL
22,558 S.F. ON SECOND LEVEL
24,322 S.F. PER UPPER LEVEL

3 LEVELS = 66,519 S.F.
4 LEVELS = 90,841 S.F.
5 LEVELS = 115,163 S.F.
6 LEVELS = 139,485 S.F.

AREA LEGEND

- ☐ AMENITIES
- ☐ TENANT SPACE
- ☐ BUILDING CORE
- ☐ CIRCULATION
- ☐ RESTROOMS
- ☐ STAIRS
- ☐ LOBBY
- ☐ IDF
- ☐ ELECTRICAL
- ☐ FIRE RISERS
- ☐ FITNESS
- ☐ GUESTROOM - ADA
- ☐ GUESTROOM - DOUBLE QUEEN
- ☐ GUESTROOM - KING
- ☐ MED GAS
- ☐ TRASH RECYCLING
- ☐ EMERGENCY ELECTRICAL
- ☐ IMPE
- ☐ PARKING LOT
- ☐ ELEVATORS
- ☐ RETAIL
- ☐ SERVICES BUILDING
- ☐ VESTIBULE
- ☐ SUITE - JUNIOR
- ☐ STORAGE
- ☐ MAIL ROOM
- ☐ CUSTODIAL



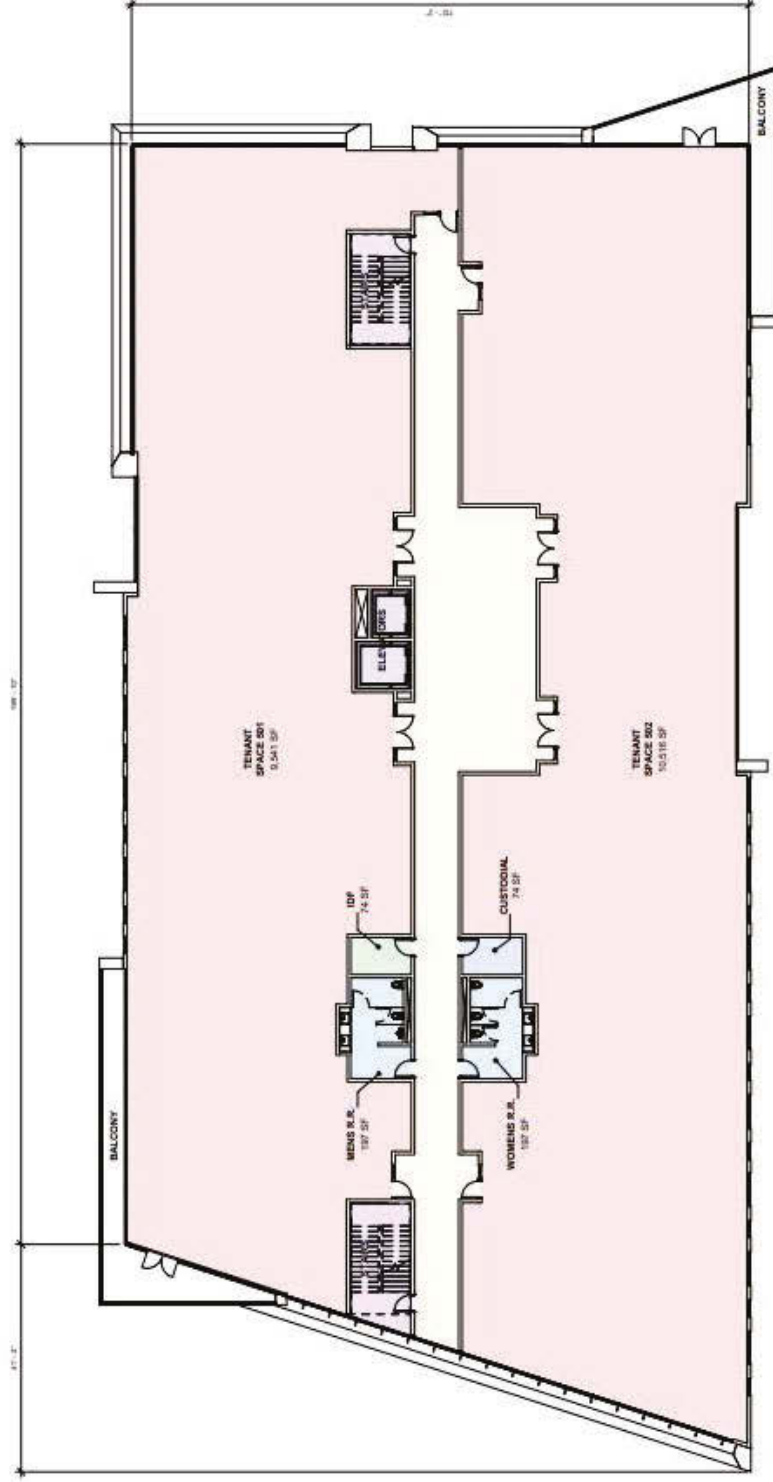
23-0069
02/16/2023

MEDICAL OFFICE BUILDING AREA

19,639 S.F. ON GROUND LEVEL
22,998 S.F. ON SECOND LEVEL
24,322 S.F. PER UPPER LEVEL
3 LEVELS = 66,519 S.F.
4 LEVELS = 90,841 S.F.
5 LEVELS = 115,163 S.F.
6 LEVELS = 139,485 S.F.

AREA LEGEND

- ☐ AMENITIES
- ☐ TENANT SPACE
- ☐ BUILDING CORE
- ☐ CIRCULATION
- ☐ RESTROOMS
- ☐ STAIRS
- ☐ LOBBY
- ☐ IDF
- ☐ ELECTRICAL
- ☐ FIRE RISERS
- ☐ FITNESS
- ☐ GUESTROOM - ADA
- ☐ GUESTROOM - DOUBLE QUEEN
- ☐ GUESTROOM - KING
- ☐ MED GAS
- ☐ TRASH/ RECYCLING
- ☐ EMERGENCY ELECTRICAL
- ☐ MPE
- ☐ PARKING LOT
- ☐ ELEVATORS
- ☐ RETAIL
- ☐ SERVICES BUILDING
- ☐ VESTIBULE
- ☐ SUITE - JUNIOR
- ☐ STORAGE
- ☐ MAIL ROOM
- ☐ CUSTODIAL



LEVEL 5 FLOOR PLAN
SCALE: 1/8" = 1'-0"

23-0069
02/16/2023



1

DATE: 02/16/2023
BY: JAC
2271130

ZA1.05

LEVEL 5 FLOOR PLAN

LVMD - MEDICAL OFFICE
BUILDING - BLDG A

PROJECT: LVMD - MEDICAL OFFICE

1. LVMD - MEDICAL OFFICE

2. LVMD - MEDICAL OFFICE

3. LVMD - MEDICAL OFFICE

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31. LVMD - MEDICAL OFFICE

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40. LVMD - MEDICAL OFFICE

41. LVMD - MEDICAL OFFICE

42. LVMD - MEDICAL OFFICE



LVMD - MEDICAL OFFICE
BUILDING - BLDG A
Las Vegas, NV 89108
Corner of Wellness Way & Shadow Lane



kg

Las Vegas
3075 W. Dade Dr. Suite 300
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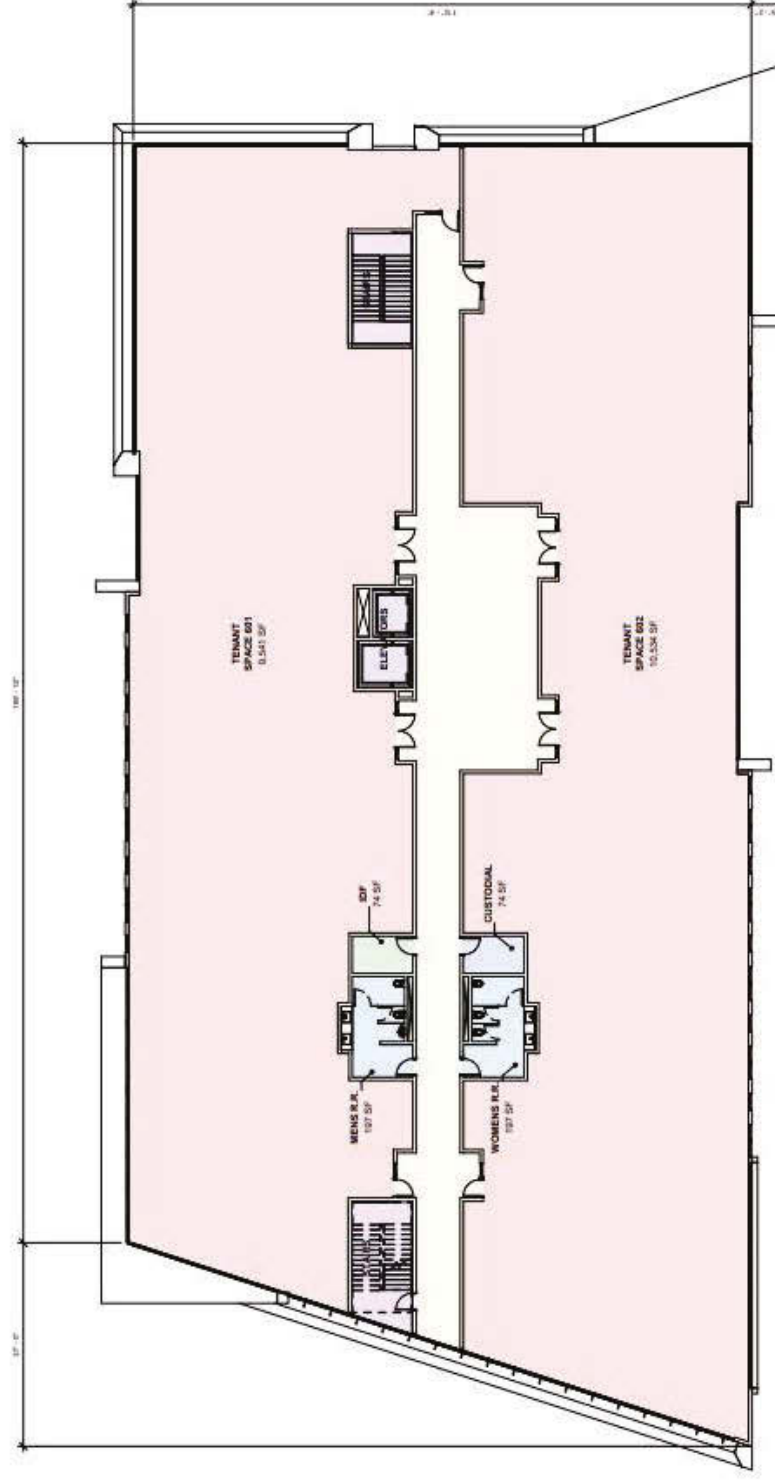
**MEDICAL OFFICE
BUILDING AREA**

19,639 S.F. ON GROUND LEVEL
22,558 S.F. ON SECOND LEVEL
24,322 S.F. PER UPPER LEVEL

3 LEVELS = 55,512 SF.
4 LEVELS = 90,841 SF.
5 LEVELS = 115,163 SF.
6 LEVELS = 139,485 SF.

AREA LEGEND

- ☐ AMENITIES
- ☐ TENANT SPACE
- ☐ BUILDING CORE
- ☐ CIRCULATION
- ☐ RESTROOMS
- ☐ STAIRS
- ☐ LOBBY
- ☐ DF
- ☐ ELECTRICAL
- ☐ FIRE RISERS
- ☐ FITNESS
- ☐ GUESTROOM - ADA
- ☐ GUESTROOM - DOUBLE QUEEN
- ☐ GUESTROOM - KING
- ☐ MED GAS
- ☐ TRASH/RECYCLING
- ☐ EMERGENCY ELECTRICAL
- ☐ MEP
- ☐ PARKING LOT
- ☐ ELEVATORS
- ☐ RETAIL
- ☐ SERVICES BUILDING
- ☐ VESTIBULE
- ☐ SUITE - JUNIOR
- ☐ STORAGE
- ☐ MAIL ROOM
- ☐ CUSTODIAL



23-0069
02/16/2023

LEVEL 6 FLOOR PLAN

1



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BUILDING - BLDG A**

OZEMTH ENGINEERING
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SUITE 400
FALLS CHURCH, VA 22044
P 703.261.8100

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W: www.olage.com

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Las Vegas
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702/735-1234

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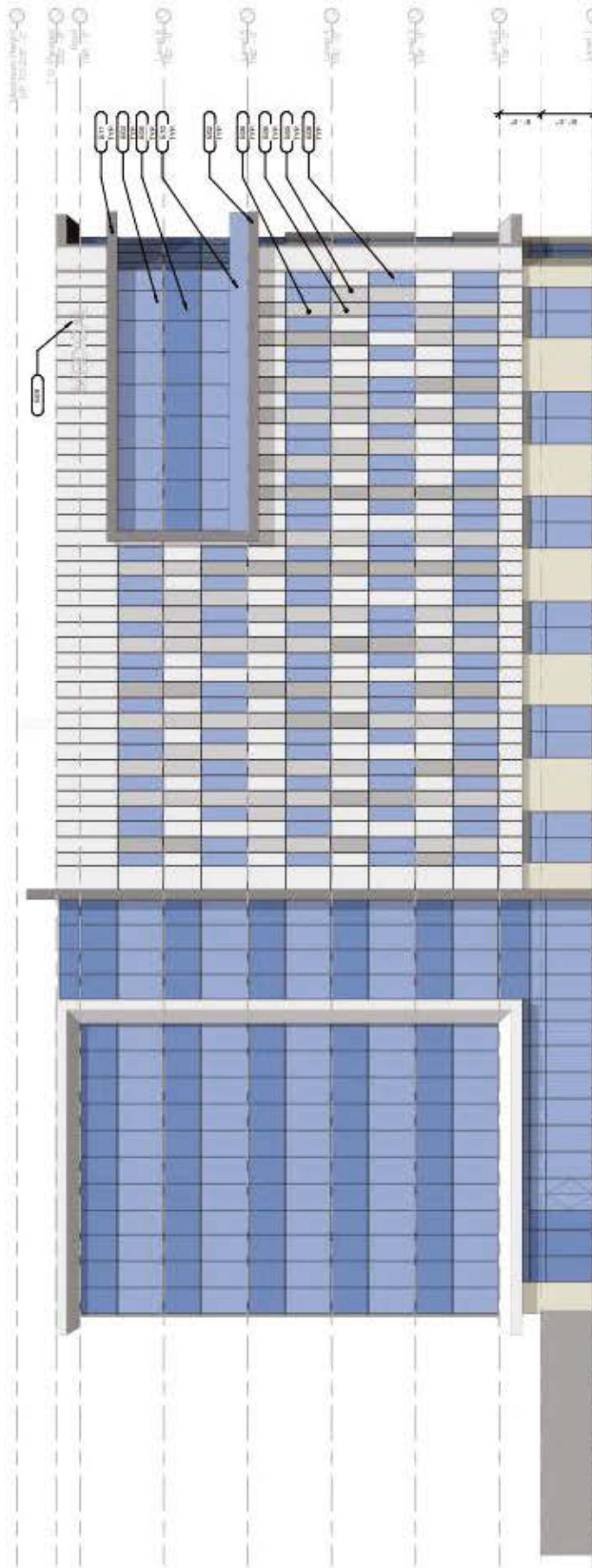
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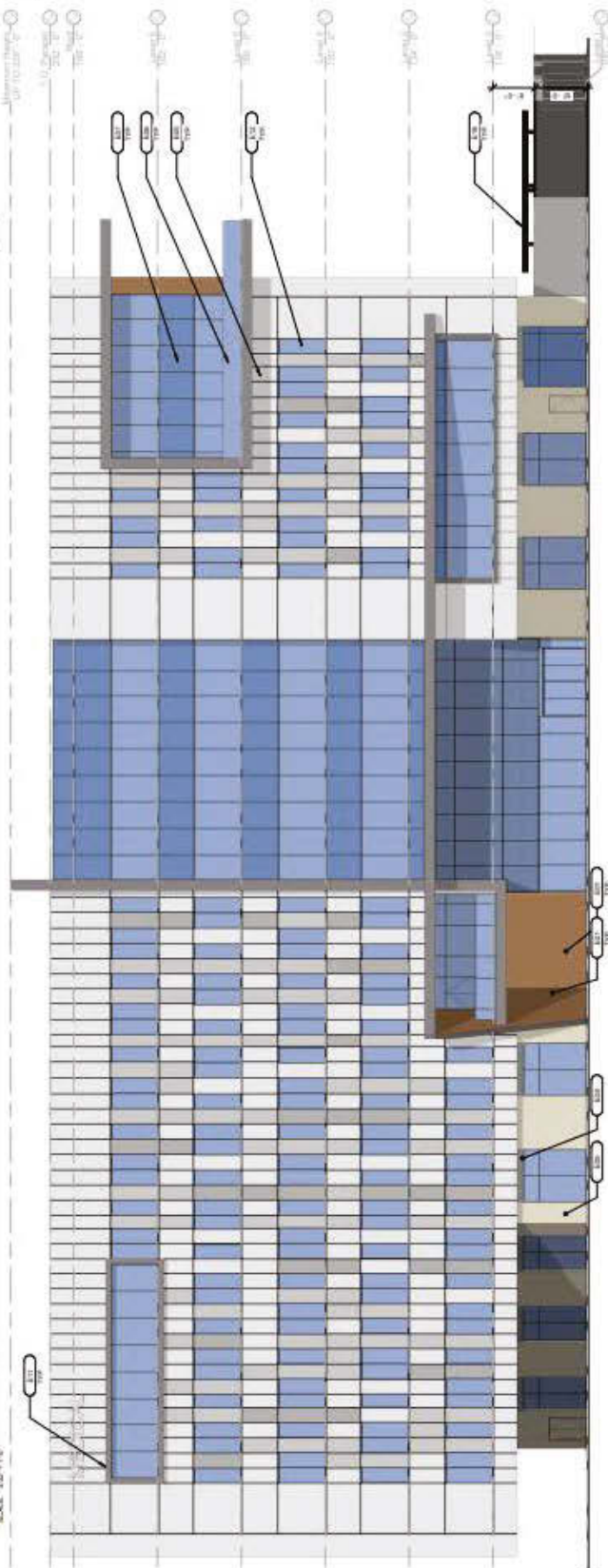
EXTERIOR ELEVATION KEYNOTES

KEY	DESCRIPTION
1	GLASS SYSTEM - TYPE 1
2	GLASS SYSTEM - TYPE 2
3	GLASS SYSTEM - TYPE 3
4	GLASS SYSTEM - TYPE 4
5	GLASS SYSTEM - TYPE 5
6	GLASS SYSTEM - TYPE 6
7	GLASS SYSTEM - TYPE 7
8	GLASS SYSTEM - TYPE 8
9	GLASS SYSTEM - TYPE 9
10	GLASS SYSTEM - TYPE 10
11	GLASS SYSTEM - TYPE 11
12	GLASS SYSTEM - TYPE 12
13	GLASS SYSTEM - TYPE 13
14	GLASS SYSTEM - TYPE 14
15	GLASS SYSTEM - TYPE 15
16	GLASS SYSTEM - TYPE 16
17	GLASS SYSTEM - TYPE 17
18	GLASS SYSTEM - TYPE 18
19	GLASS SYSTEM - TYPE 19
20	GLASS SYSTEM - TYPE 20
21	GLASS SYSTEM - TYPE 21
22	GLASS SYSTEM - TYPE 22
23	GLASS SYSTEM - TYPE 23
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26	GLASS SYSTEM - TYPE 26
27	GLASS SYSTEM - TYPE 27
28	GLASS SYSTEM - TYPE 28
29	GLASS SYSTEM - TYPE 29
30	GLASS SYSTEM - TYPE 30
31	GLASS SYSTEM - TYPE 31
32	GLASS SYSTEM - TYPE 32
33	GLASS SYSTEM - TYPE 33
34	GLASS SYSTEM - TYPE 34
35	GLASS SYSTEM - TYPE 35
36	GLASS SYSTEM - TYPE 36
37	GLASS SYSTEM - TYPE 37
38	GLASS SYSTEM - TYPE 38
39	GLASS SYSTEM - TYPE 39
40	GLASS SYSTEM - TYPE 40
41	GLASS SYSTEM - TYPE 41
42	GLASS SYSTEM - TYPE 42
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87	GLASS SYSTEM - TYPE 87
88	GLASS SYSTEM - TYPE 88
89	GLASS SYSTEM - TYPE 89
90	GLASS SYSTEM - TYPE 90
91	GLASS SYSTEM - TYPE 91
92	GLASS SYSTEM - TYPE 92
93	GLASS SYSTEM - TYPE 93
94	GLASS SYSTEM - TYPE 94
95	GLASS SYSTEM - TYPE 95
96	GLASS SYSTEM - TYPE 96
97	GLASS SYSTEM - TYPE 97
98	GLASS SYSTEM - TYPE 98
99	GLASS SYSTEM - TYPE 99
100	GLASS SYSTEM - TYPE 100

MATERIAL LEGEND FINISHES	
	METAL PANEL SYSTEM - TYPE 1
	METAL PANEL SYSTEM - TYPE 2
	FIBER CEMENT PANELS - TYPE 1
	FIBER CEMENT PANELS - TYPE 2
	FIBER CEMENT PANELS - TYPE 3
	FIBER CEMENT PANELS - TYPE 4
	FIBER CEMENT PANELS - TYPE 5
	GLAZING SYSTEM
	SPANDREL GLASS SYSTEM



NORTH ELEVATION
SCALE: 3/8" = 1'-0"



SOUTH ELEVATION
SCALE: 3/8" = 1'-0"

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02/16/2023

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02/16/2023
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23-0069
02/16/2023
22711.00



LVMD - MEDICAL OFFICE
BUILDING - BLDG A
Corner of Wellness Way & Shadow Lane
Las Vegas, NV 89106

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LVMD - HOTEL - BLDG B

Corner of Wellness
Way & Shadow Lane,
Las Vegas, NV
89106

22711.00

02/16/2023

PLANNING PACKAGE



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BRAD HENLEY

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CIVIL CONSULTANT
ZENITH ENGINEERING
1980 Festival Plaza Drive
Suite 450
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CONTACT: JULIA IZZOLO
PHONE NUMBER: (702) 835-3496

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LVMD - HOTEL - BLDG B

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LVMD - HOTEL - BLDG B

LEVEL 1 FLOOR PLAN
22/10/2023
22/11/20

Z1.01

HOTEL AREA

- 13,197 S.F. ON GROUND LEVEL
- 12,597 S.F. ON SECOND LEVEL
- 12,710 S.F. ON THIRD LEVEL
- 12,937 S.F. ON FOURTH LEVEL
- 12,937 S.F. ON FIFTH LEVEL
- 12,710 S.F. ON SIXTH LEVEL

- 2 LEVELS = 25,764 S.F.
- 3 LEVELS = 38,474 S.F.
- 4 LEVELS = 51,184 S.F.
- 5 LEVELS = 64,140 S.F.
- 6 LEVELS = 76,858 S.F.

AREA LEGEND

- AMENITIES
- CIRCULATION
- CUSTODIAL
- ELEVATORS
- FITNESS
- GUESTROOM - ADA
- GUESTROOM - DOUBLE QUEEN
- GUESTROOM - KING
- LOBBY
- MPE
- PARKING LOT
- RESTROOMS
- RETAIL
- SERVICES BUILDING
- STAIRS
- STORAGE
- SUITE - EXECUTIVE
- SUITE - JUNIOR
- SUITE - JUNIOR / ADA
- SUITE - PRESIDENTIAL
- UTILITIES
- VESTIBULE
- WELCOMING EXPERIENCE

GUESTROOM AND SUITE MATRIX

LEVEL	1	2	3	4	5	6
SUITE - PRESIDENTIAL	1	1	1	1	1	1
SUITE - JUNIOR / ADA	1	1	1	1	1	1
SUITE - JUNIOR	1	1	1	1	1	1
SUITE - EXECUTIVE	1	1	1	1	1	1
STORAGE	1	1	1	1	1	1
STAIRS	1	1	1	1	1	1
SERVICES BUILDING	1	1	1	1	1	1
RETAIL	1	1	1	1	1	1
RESTROOMS	1	1	1	1	1	1
PARKING LOT	1	1	1	1	1	1
MPE	1	1	1	1	1	1
LOBBY	1	1	1	1	1	1
GUESTROOM - KING	1	1	1	1	1	1
GUESTROOM - DOUBLE QUEEN	1	1	1	1	1	1
GUESTROOM - ADA	1	1	1	1	1	1
FITNESS	1	1	1	1	1	1
ELEVATORS	1	1	1	1	1	1
CUSTODIAL	1	1	1	1	1	1
CIRCULATION	1	1	1	1	1	1
AMENITIES	1	1	1	1	1	1

TOTAL KEYS : 102



LEVEL 1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

13,197 S.F. ON GROUND LEVEL
12,567 S.F. ON SECOND LEVEL
12,710 S.F. ON THIRD LEVEL
12,837 S.F. ON FOURTH LEVEL
12,837 S.F. ON FIFTH LEVEL
12,710 S.F. ON SIXTH LEVEL

2 LEVELS = 25,764 S.F.
3 LEVELS = 38,474 S.F.
4 LEVELS = 51,311 S.F.
5 LEVELS = 64,148 S.F.
6 LEVELS = 76,858 S.F.

AREA LEGEND

- | | |
|-------------------------------------|--------------------------|
| <input type="checkbox"/> | AMENITIES |
| <input type="checkbox"/> | CIRCULATION |
| <input type="checkbox"/> | CUSTODIAL |
| <input type="checkbox"/> | ELEVATORS |
| <input checked="" type="checkbox"/> | FITNESS |
| <input checked="" type="checkbox"/> | GUESTROOM - ADA |
| <input type="checkbox"/> | GUESTROOM - DOUBLE QUEEN |
| <input type="checkbox"/> | GUESTROOM - KING |
| <input type="checkbox"/> | LOBBY |
| <input type="checkbox"/> | MPE |
| <input type="checkbox"/> | PARKING LOT |
| <input type="checkbox"/> | RESTROOMS |
| <input type="checkbox"/> | RETAIL |
| <input type="checkbox"/> | SERVICES BUILDING |
| <input type="checkbox"/> | STAIRS |
| <input type="checkbox"/> | STORAGE |
| <input checked="" type="checkbox"/> | SUITE - EXECUTIVE |
| <input type="checkbox"/> | SUITE - JUNIOR |
| <input checked="" type="checkbox"/> | SUITE - JUNIOR / ADA |
| <input checked="" type="checkbox"/> | SUITE - PRESIDENTIAL |
| <input type="checkbox"/> | UTILITIES |
| <input type="checkbox"/> | VESTIBULE |
| <input type="checkbox"/> | WELCOMING EXPERIENCE |

23-0069
02/16/2023



HOTEL AREA

13,197 S.F. ON GROUND LEVEL
12,967 S.F. ON SECOND LEVEL
12,710 S.F. ON THIRD LEVEL
12,837 S.F. ON FOURTH LEVEL
12,837 S.F. ON FIFTH LEVEL
12,710 S.F. ON SIXTH LEVEL

2 LEVELS = 26,764 S.F.
3 LEVELS = 39,774 S.F.
4 LEVELS = 51,711 S.F.
5 LEVELS = 64,148 S.F.
6 LEVELS = 76,585 S.F.

AREA LEGEND

- AMENITIES
- CIRCULATION
- CUSTODIAL
- ELEVATORS
- FITNESS
- GUESTROOM - ADA
- GUESTROOM - DOUBLE QUEEN
- GUESTROOM - KING
- LOBBY
- MPE
- PARKING LOT
- RESTROOMS
- RETAIL
- SERVICES BUILDING
- STAIRS
- STORAGE
- SUITE - EXECUTIVE
- SUITE - JUNIOR
- SUITE - JUNIOR / ADA
- SUITE - PRESIDENTIAL
- UTILITIES
- VESTIBULE
- WELCOMING EXPERIENCE

LVM D - HOTEL - BLDG B

Corner of Wellness
Way & Shadow Lane,
Las Vegas, NV
89106



kga

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702.267.5883

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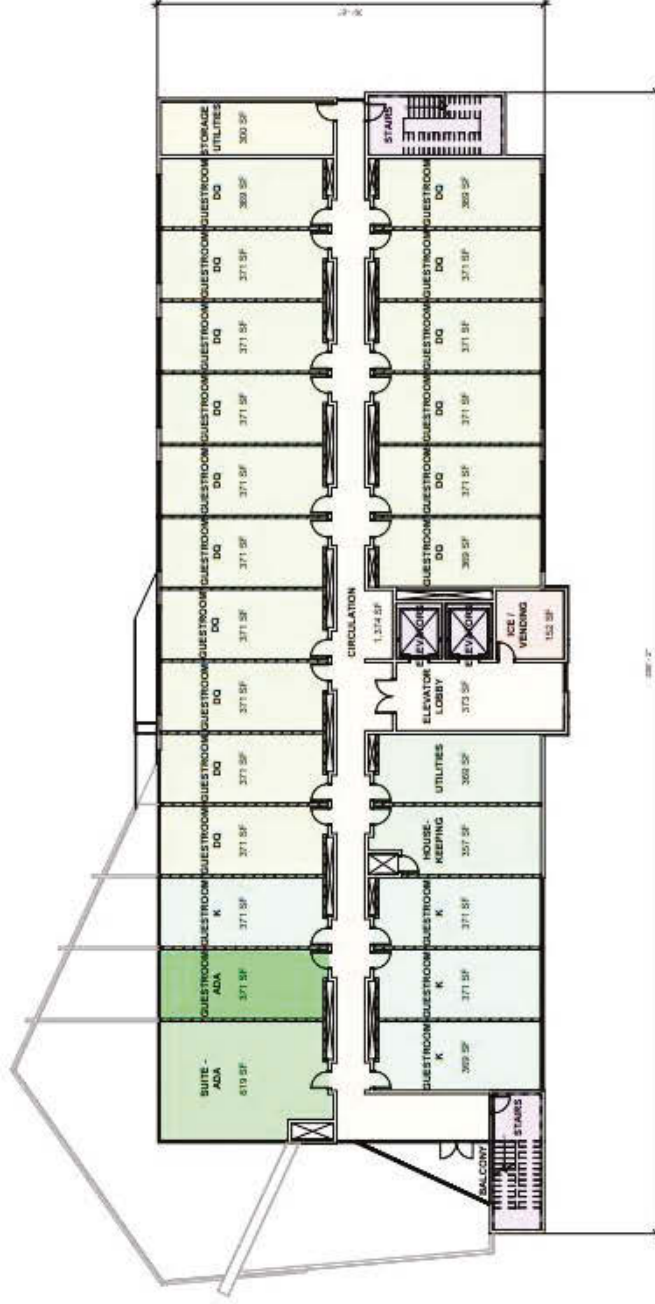
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LEVEL 3 FLOOR PLAN

DATE: 02/16/2023
DRAWN: JZ
CHECKED: JZ
SCALE: 1/8"=1'-0"

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LEVEL 3 FLOOR PLAN

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

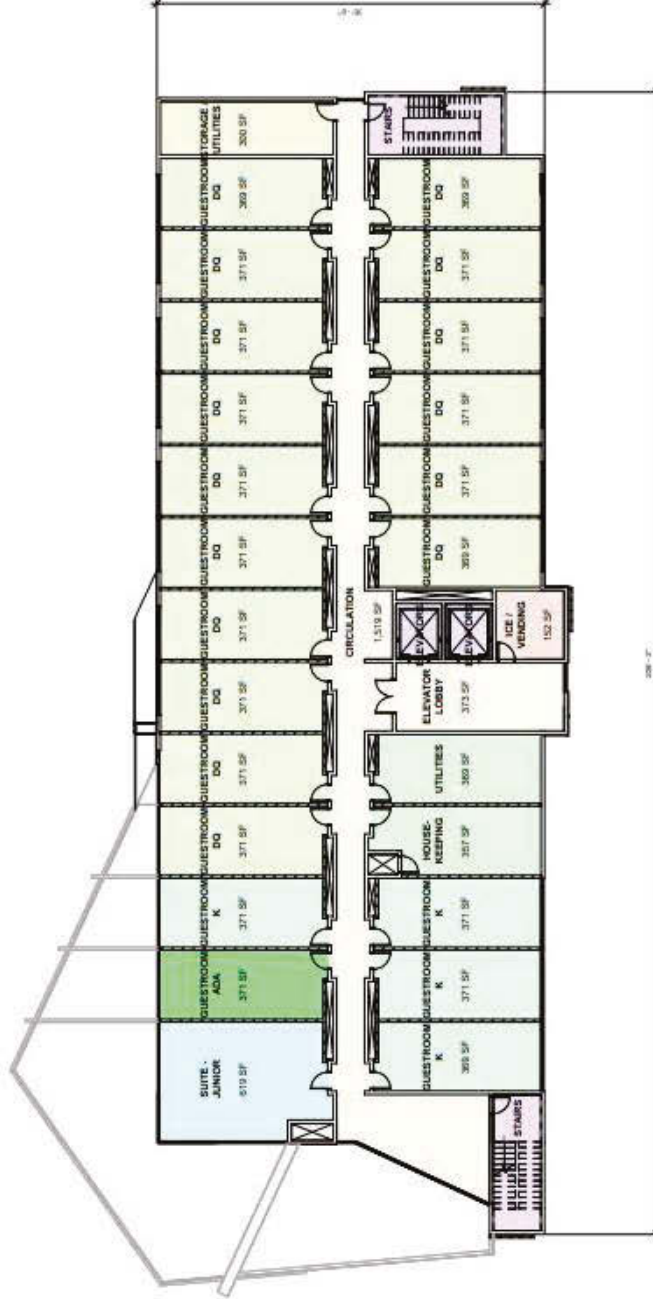
HOTEL AREA

13,197 S.F. ON GROUND LEVEL
12,987 S.F. ON SECOND LEVEL
12,710 S.F. ON THIRD LEVEL
12,837 S.F. ON FOURTH LEVEL
12,837 S.F. ON FIFTH LEVEL
12,710 S.F. ON SIXTH LEVEL

2 LEVELS = 25,764 S.F.
3 LEVELS = 51,314 S.F.
4 LEVELS = 64,148 S.F.
5 LEVELS = 64,148 S.F.
6 LEVELS = 76,858 S.F.

AREA LEGEND

- AMENITIES
- CIRCULATION
- CUSTODIAL
- ELEVATORS
- FITNESS
- GUESTROOM - ADA
- GUESTROOM - DOUBLE QUEEN
- GUESTROOM - KING
- LOBBY
- MPE
- PARKING LOT
- RESTROOMS
- RETAIL
- SERVICES BUILDING
- STAIRS
- STORAGE
- SUITE - EXECUTIVE
- SUITE - JUNIOR
- SUITE - JUNIOR / ADA
- SUITE - PRESIDENTIAL
- UTILITIES
- VESTIBULE
- WELCOMING EXPERIENCE



LVM - HOTEL - BLDG B

Way & Shadow Lane
Las Vegas, NV
89106



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LEVEL 4 FLOOR PLAN

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

1



23-0069
02/16/2023

LVM - HOTEL - BLDG B

LVM - HOTEL - BLDG B

LVM - HOTEL - BLDG B

LVM - HOTEL - BLDG B

LVM - HOTEL - BLDG B

LVM - HOTEL - BLDG B

LVM - HOTEL - BLDG B

LVM - HOTEL - BLDG B

LVM - HOTEL - BLDG B

LVM - HOTEL - BLDG B

LVM - HOTEL - BLDG B

HOTEL AREA

13,197 S.F. ON GROUND LEVEL
12,567 S.F. ON SECOND LEVEL
12,710 S.F. ON THIRD LEVEL
12,837 S.F. ON FOURTH LEVEL
12,837 S.F. ON FIFTH LEVEL
12,710 S.F. ON SIXTH LEVEL

2 LEVELS = 25,764 S.F.
3 LEVELS = 38,474 S.F.
4 LEVELS = 51,311 S.F.
5 LEVELS = 64,148 S.F.
6 LEVELS = 76,858 S.F.

AREA LEGEND

- AMENITIES
- CIRCULATION
- CUSTODIAL
- ELEVATORS
- FITNESS
- GUESTROOM - ADA
- GUESTROOM - DOUBLE QUEEN
- GUESTROOM - KING
- LOBBY
- MPE
- PARKING LOT
- RESTROOMS
- RETAIL
- SERVICES BUILDING
- STAIRS
- STORAGE
- SUITE - EXECUTIVE
- SUITE - JUNIOR
- SUITE - JUNIOR / ADA
- SUITE - PRESIDENTIAL
- UTILITIES
- VESTIBULE
- WELCOMING EXPERIENCE



LEVEL 5 FLOOR PLAN

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



23-0069
02/16/2023

LEVEL 5 FLOOR PLAN

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



23-0069
02/16/2023

LEVEL 5 FLOOR PLAN

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



23-0069
02/16/2023

LEVEL 5 FLOOR PLAN

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



23-0069
02/16/2023

LEVEL 5 FLOOR PLAN

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



23-0069
02/16/2023

LEVEL 5 FLOOR PLAN

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



23-0069
02/16/2023

LEVEL 5 FLOOR PLAN

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



23-0069
02/16/2023

LEVEL 5 FLOOR PLAN

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



23-0069
02/16/2023

LEVEL 5 FLOOR PLAN

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



23-0069
02/16/2023

LEVEL 5 FLOOR PLAN

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



23-0069
02/16/2023

LEVEL 5 FLOOR PLAN

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



23-0069
02/16/2023

LEVEL 5 FLOOR PLAN

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



23-0069
02/16/2023

LEVEL 5 FLOOR PLAN

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



23-0069
02/16/2023

LEVEL 5 FLOOR PLAN

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



23-0069
02/16/2023

LEVEL 5 FLOOR PLAN

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



23-0069
02/16/2023

LEVEL 5 FLOOR PLAN

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



23-0069
02/16/2023

LEVEL 5 FLOOR PLAN

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



23-0069
02/16/2023

LEVEL 5 FLOOR PLAN

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



23-0069
02/16/2023

LEVEL 5 FLOOR PLAN

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



23-0069
02/16/2023

LEVEL 5 FLOOR PLAN

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



23-0069
02/16/2023

LEVEL 5 FLOOR PLAN

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



23-0069
02/16/2023

LEVEL 5 FLOOR PLAN

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



23-0069
02/16/2023

LEVEL 5 FLOOR PLAN

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



23-0069
02/16/2023

LEVEL 5 FLOOR PLAN

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



23-0069
02/16/2023

LEVEL 5 FLOOR PLAN

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



23-0069
02/16/2023

LEVEL 5 FLOOR PLAN

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



23-0069
02/16/2023

LEVEL 5 FLOOR PLAN

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



23-0069
02/16/2023

LEVEL 5 FLOOR PLAN

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



23-0069
02/16/2023

LEVEL 5 FLOOR PLAN

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



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02/16/2023

LEVEL 5 FLOOR PLAN

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



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02/16/2023

LEVEL 5 FLOOR PLAN

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



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02/16/2023

LEVEL 5 FLOOR PLAN

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



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02/16/2023

LEVEL 5 FLOOR PLAN

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



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02/16/2023

LEVEL 5 FLOOR PLAN

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



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02/16/2023

LEVEL 5 FLOOR PLAN

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



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LEVEL 5 FLOOR PLAN

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



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LEVEL 5 FLOOR PLAN

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LEVEL 5 FLOOR PLAN

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



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LEVEL 5 FLOOR PLAN

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



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02/16/2023

LEVEL 5 FLOOR PLAN

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LEVEL 5 FLOOR PLAN

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LEVEL 5 FLOOR PLAN

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



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LEVEL 5 FLOOR PLAN

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



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02/16/2023

LEVEL 5 FLOOR PLAN

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



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02/16/2023

LEVEL 5 FLOOR PLAN

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LEVEL 5 FLOOR PLAN

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LEVEL 5 FLOOR PLAN

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LEVEL 5 FLOOR PLAN

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LEVEL 5 FLOOR PLAN

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



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02/16/2023

LEVEL 5 FLOOR PLAN

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02/16/2023

LEVEL 5 FLOOR PLAN

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02/16/2023

LEVEL 5 FLOOR PLAN

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02/16/2023

LEVEL 5 FLOOR PLAN

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



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02/16/2023

LEVEL 5 FLOOR PLAN

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



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02/16/2023

LEVEL 5 FLOOR PLAN

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



23-0069
02/16/2023

LEVEL 5 FLOOR PLAN

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



23-0069
02/16/2023

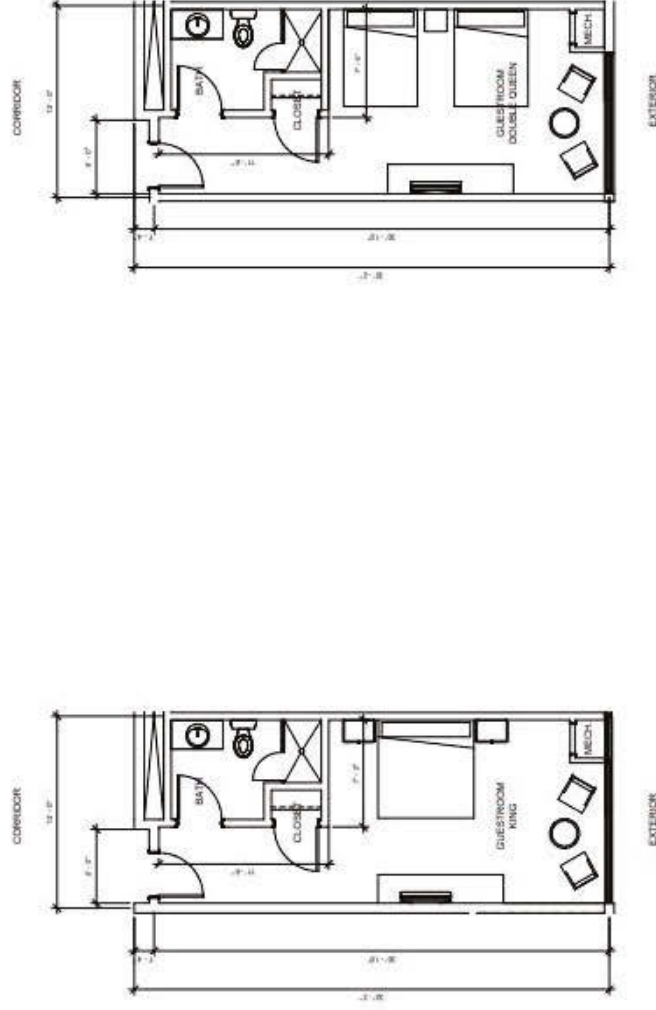
LEVEL 5 FLOOR PLAN

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



23-0069

1. ADA TYPE TO HAVE BATHTUB IN LIEU OF SHOWER SHOWN.



DOI: 10.1002/9781118466396.ch1

DOI: 10.1002/eqm2

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www.pearson.com

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NOTE

1. ADA TYPE TO HAVE ROLL-IN SHOWER AS SHOWN.
2. NON-ADA TYPE TO HAVE STANDARD SHOWER IN LIEU OF ROLL-IN SHOWER AS SHOWN.



LVMD - HOTEL - BLDG B
Way & Shadow Lane,
Las Vegas, NV
89106
Corner of Wellness



kga
Las Vegas
3600 S. Rainbow Dr., Suite 500
Las Vegas, NV 89145
702.387.0000
Austin
1715 E. Exchange Blvd., Suite 770
Austin, TX 78754
512.441.0000
www.kga-design.com

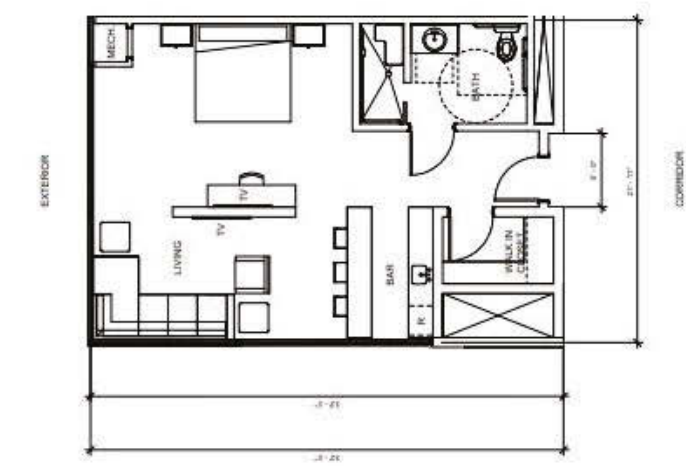
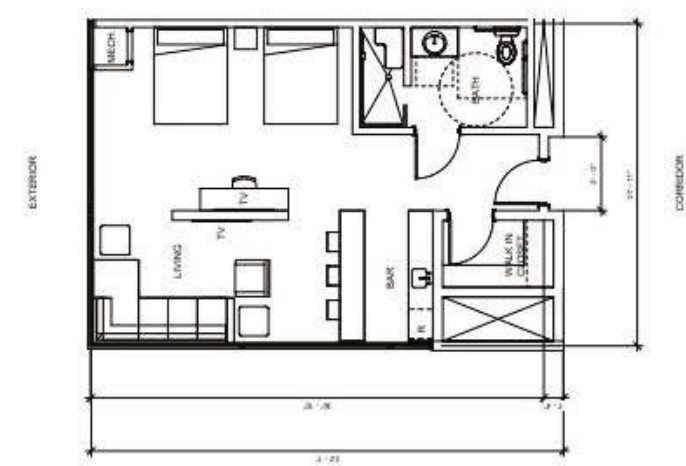


SCALE DESIGN
KGA DESIGN
1715 E. EXCHANGE BLVD., SUITE 770
AUSTIN, TEXAS 78754
512.441.0000
www.kga-design.com
QUALIFIED PROFESSIONAL ENGINEER
STATE OF NEVADA
LICENSE NO. 512,441,000
DATE: 02/16/2023
PROJECT: LVMD - HOTEL - BLDG B
SHEET: 23-0069
DESIGNED BY: KGA
CHECKED BY: KGA
DRAWN BY: KGA
DATE: 02/16/2023

23-0069
02/16/2023

LVMD - HOTEL - BLDG B
TYPICAL JUNIOR / ADA
SUITE TYPES
ENLARGED PLANS
02/16/2023
KGA
23-0069

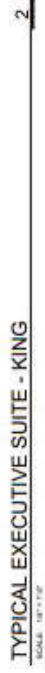
ZA2.01



TYPICAL JUNIOR / ADA SUITE - DOUBLE QUEEN
SCALE: 1/8" = 1'-0"

TYPICAL JUNIOR / ADA SUITE - KING
SCALE: 1/8" = 1'-0"











1. ADA TYPE TO HAVE ROLL-IN SHOWER AS SHOWN.
2. NON-ADA TYPE TO HAVE STANDARD SHOWER IN LIEU OF ROLL-IN SHOWER AS SHOWN.

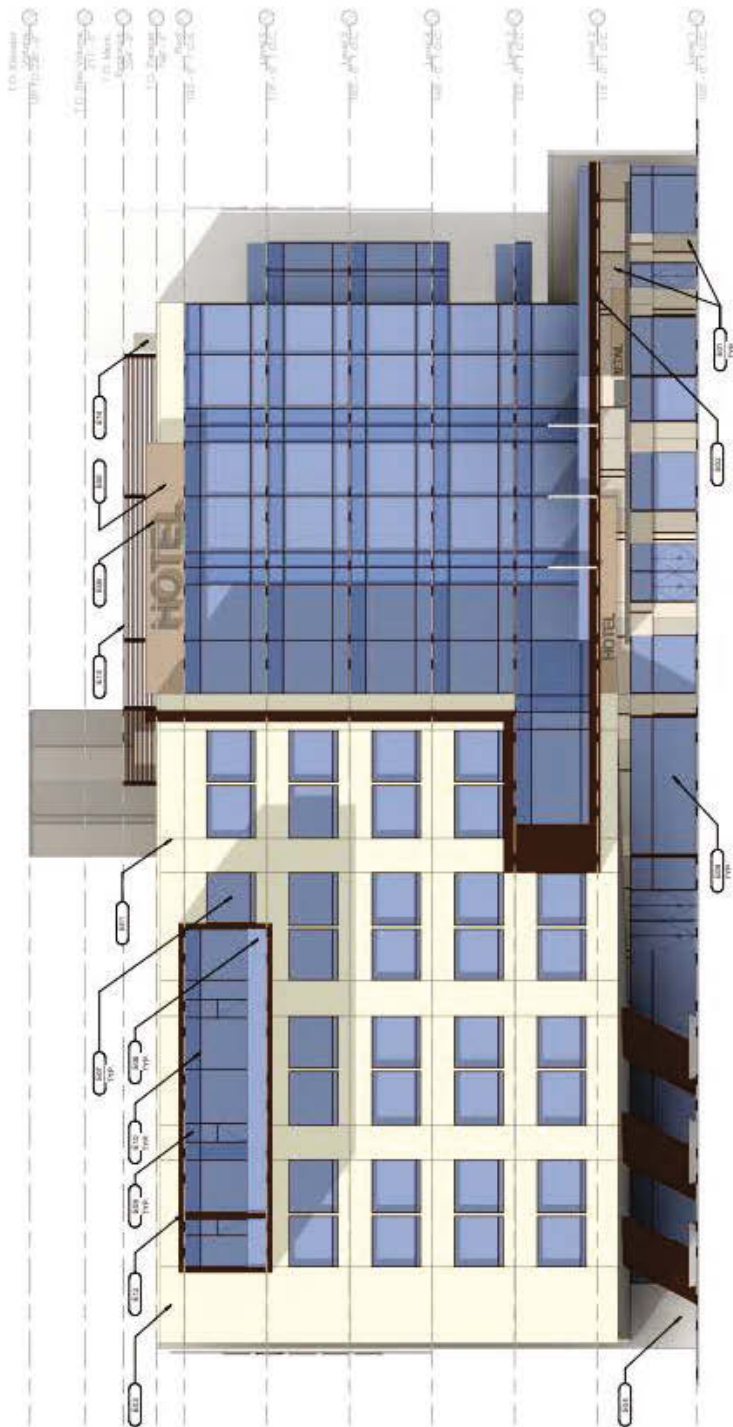


EXTERIOR ELEVATION KEYNOTES

[illegible]

MATERIAL LEGEND FINISHES

CONCRETE PANEL - TYPE 1	CONCRETE PANEL - TYPE 2	CONCRETE PANEL - TYPE 3	FIBERCEMENT PANEL - CREAM	FIBERCEMENT PANEL - OFFWHITE	MEDIUM BRONZE PANEL	CORTEN STEEL PANEL	GLAZING SYSTEM	SPANDREL GLAZING SYSTEM	CAST-IN-PLACE CONCRETE
									



NORTH ELEVATION

TABLE I

23-0069
02/16/2023

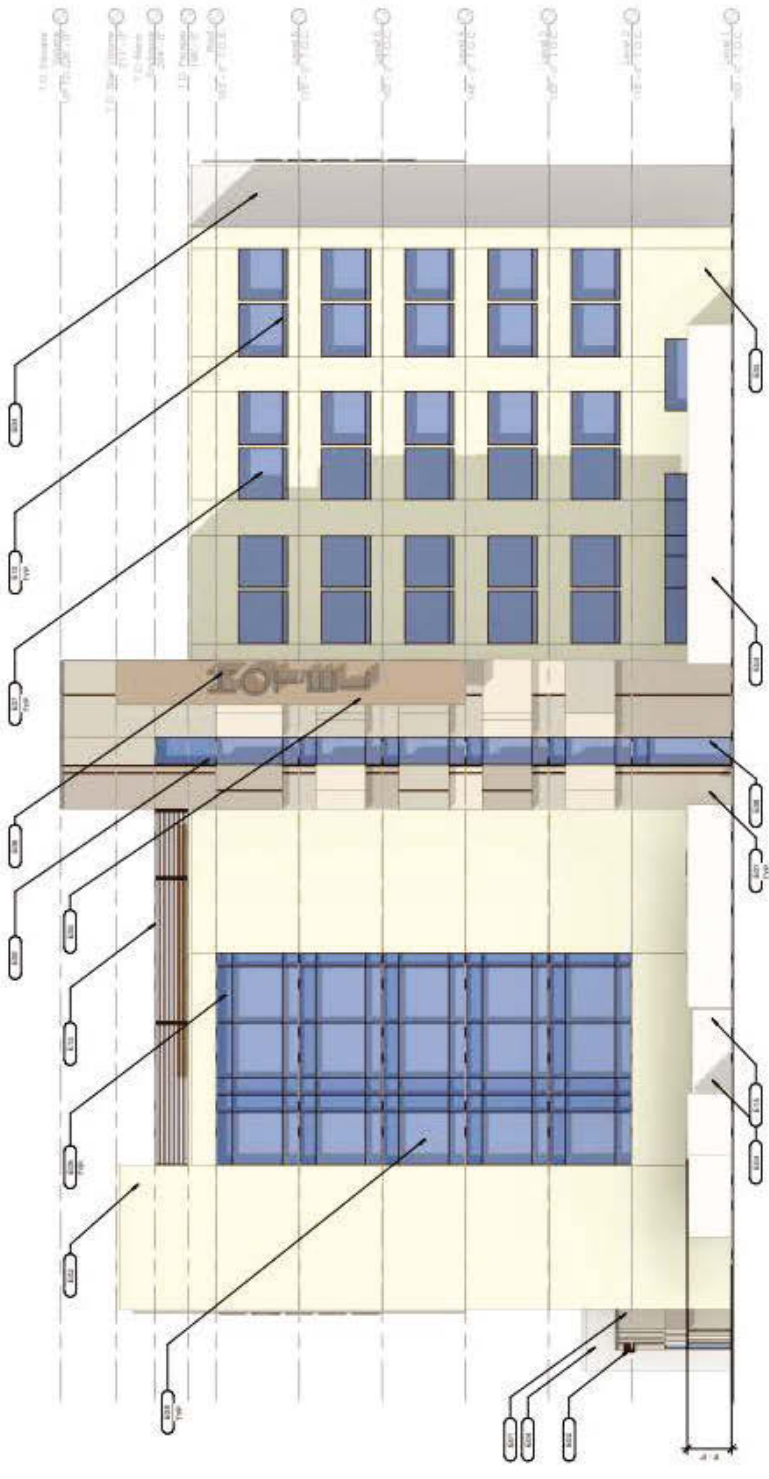
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EXTERIOR ELEVATION KEYNOTES

KEY	DESCRIPTION
101	CONCRETE PANEL - TYPE 1
102	CONCRETE PANEL - TYPE 2
103	CONCRETE PANEL - TYPE 3
104	REINFORCEMENT PANEL - CREAM
105	REINFORCEMENT PANEL - OFFWHITE
106	MEDIUM BRONZE PANEL
107	CORTEN STEEL PANEL
108	GLAZING SYSTEM
109	SPANDREL GLAZING SYSTEM
110	CAST-IN PLACE CONCRETE

MATERIAL LEGEND FINISHES

CONCRETE PANEL - TYPE 1	CONCRETE PANEL - TYPE 2	CONCRETE PANEL - TYPE 3	REINFORCEMENT PANEL - CREAM	REINFORCEMENT PANEL - OFFWHITE	MEDIUM BRONZE PANEL	CORTEN STEEL PANEL	GLAZING SYSTEM	SPANDREL GLAZING SYSTEM	CAST-IN PLACE CONCRETE
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SOUTH ELEVATION

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

23-0069
02/16/2023

ZA6.02

LVMD - HOTEL - BLDG B

EXTERIOR SOUTH ELEVATION

DATE: 02/16/2023

BY: JGA

PROJECT: LVMD - HOTEL - BLDG B

LOCATION: 3000 W. Sahara Ave., Suite 300, Las Vegas, NV 89102

OWNER: LVMD - HOTEL - BLDG B

DESIGNER: KGA

ARCHITECT: KGA

ENGINEER: KGA

LANDSCAPE: KGA

INTERIOR: KGA

MECHANICAL: KGA

ELECTRICAL: KGA

PLUMBING: KGA

PAINTING: KGA

IRONWORK: KGA

GLASS: KGA

ROOFING: KGA

CLADDING: KGA

SCREENING: KGA

WALLS: KGA

FLOORS: KGA

CEILING: KGA

DOORS: KGA

WINDOWS: KGA

STAIRS: KGA

ELEVATIONS: KGA

SECTION: KGA

DETAILS: KGA

Corner of Wellness
Way & Shadow Lane,
Las Vegas, NV
89106



kga

Las Vegas
3075 W. Casino Dr., Suite 300
Las Vegas, NV 89102
702.367.6303

Austin
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512.441.8200
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GLAZE DESIGN
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WALKER CONSULTANTS
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Austin, TX 78744
512.441.8200

IDENTITY ENGINEERING
10000 Westpark Blvd., Suite 770
Austin, TX 78744
512.441.8200

LVMD - HOTEL - BLDG B

EXTERIOR SOUTH ELEVATION

DATE: 02/16/2023

BY: JGA

PROJECT: LVMD - HOTEL - BLDG B

LOCATION: 3000 W. Sahara Ave., Suite 300, Las Vegas, NV 89102

OWNER: LVMD - HOTEL - BLDG B

DESIGNER: KGA

ARCHITECT: KGA

ENGINEER: KGA

LANDSCAPE: KGA

INTERIOR: KGA

MECHANICAL: KGA

ELECTRICAL: KGA

PLUMBING: KGA

PAINTING: KGA

IRONWORK: KGA

GLASS: KGA

ROOFING: KGA

CLADDING: KGA

SCREENING: KGA

WALLS: KGA

FLOORS: KGA

CEILING: KGA

DOORS: KGA

WINDOWS: KGA

STAIRS: KGA

ELEVATIONS: KGA

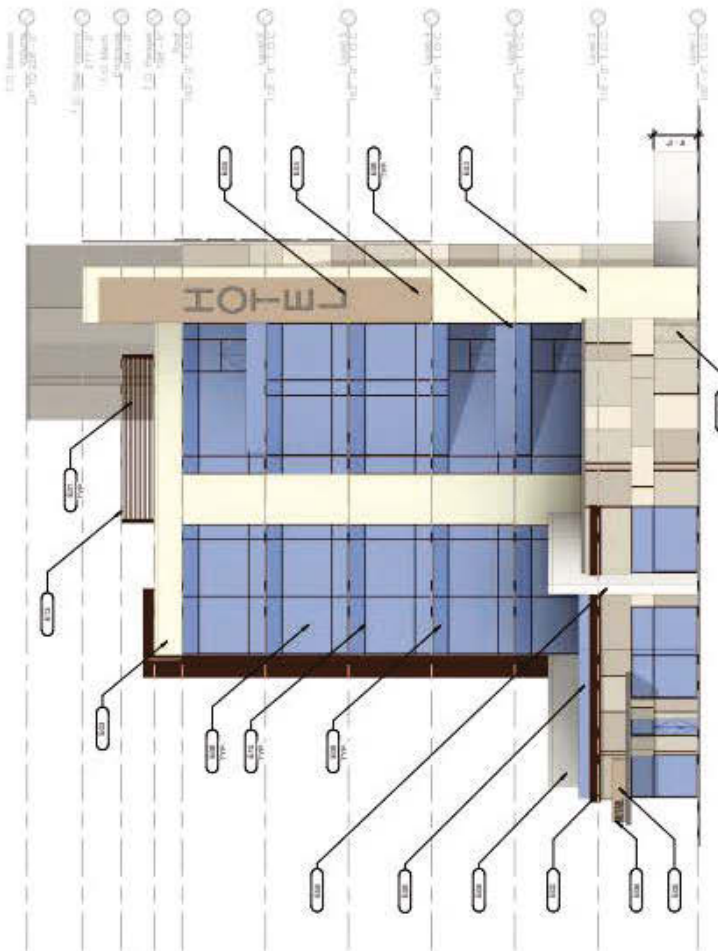
SECTION: KGA

DETAILS: KGA

NOT FOR REGULATORY PERMITTING OR CONSTRUCTION

EXTERIOR ELEVATION KEYNOTES	
KEY	DESCRIPTION
101	CONCRETE PANEL - TYPE 1
102	CONCRETE PANEL - TYPE 2
103	CONCRETE PANEL - TYPE 3
104	CONCRETE PANEL - TYPE 4
105	CONCRETE PANEL - TYPE 5
106	CONCRETE PANEL - TYPE 6
107	CONCRETE PANEL - TYPE 7
108	CONCRETE PANEL - TYPE 8
109	CONCRETE PANEL - TYPE 9
110	CONCRETE PANEL - TYPE 10
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198	CONCRETE PANEL - TYPE 98
199	CONCRETE PANEL - TYPE 99
200	CONCRETE PANEL - TYPE 100

MATERIAL LEGEND FINISHES	
CONCRETE PANEL - TYPE 1	
CONCRETE PANEL - TYPE 2	
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CONCRETE PANEL - TYPE 99	
CONCRETE PANEL - TYPE 100	



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



LVMD - HOTEL - BLDG B
Way & Shadow Lane
Las Vegas, NV
89106



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LVMD - PARKING GARAGE - BLDG C

Corner of Wellness Way & Shadow Lane,
Las Vegas, NV 89106

22711.00

02/16/2023

PLANNING PACKAGE



ARCHITECT



Las Vegas
3075 W. Oakes Drive, Suite 200
Las Vegas, Nevada 89146
702.357.0825

Austin
1701 Lexington Boulevard, Suite 770
Austin, Texas 78744
512.441.0226

www.kga.design
Las Vegas
Contact
800.441.0226

CONSULTANTS

LANDSCAPE DESIGN:
LAGE DESIGN
314 S. WATER STREET
SUITE 100
HENDERSON, NV 89015

CONTACT: SHANE ICE (702) 479-5225

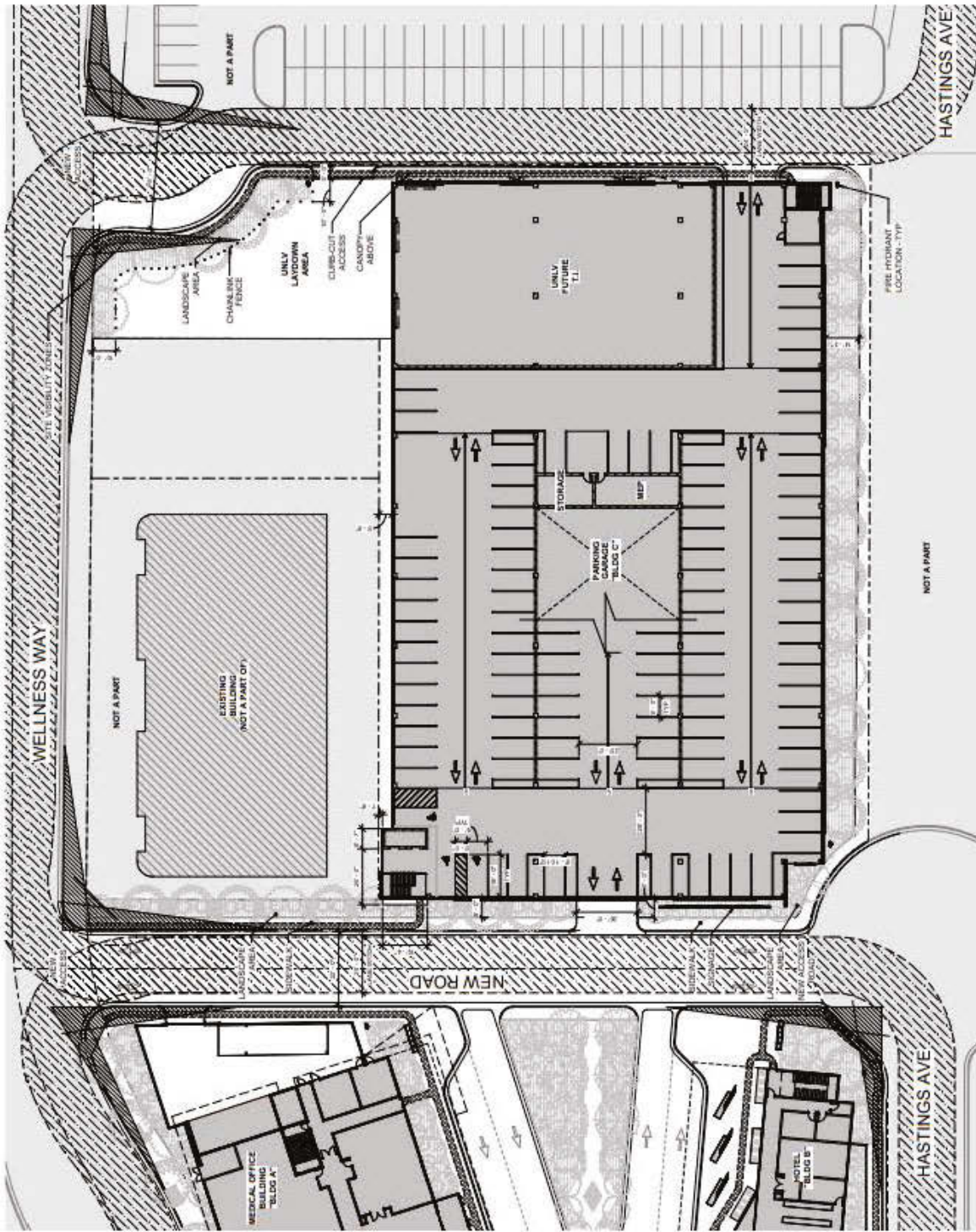
PARKING GARAGE DESIGN
WALKER CONSULTANTS
10375 PARK MEADOWS DRIVE
SUITE 425
LOWE TREE, CO 80124

CONTACT: (303) 694-6822





CIVIL CONSULTANT
ZENITH ENGINEERING
1980 FEATHER PLAZA DRIVE
SUITE 450
LAS VEGAS, NV 89130

CONTACT: JULIA IZZOLO (702) 835-3496





SITE PLAN NOTES	
DESCRIPTION	

SITE LEGEND	
	FIRE ACCESS LANE
	PROPERTY LINE
	EASEMENT LINE
	ACCESSIBLE ROUTE

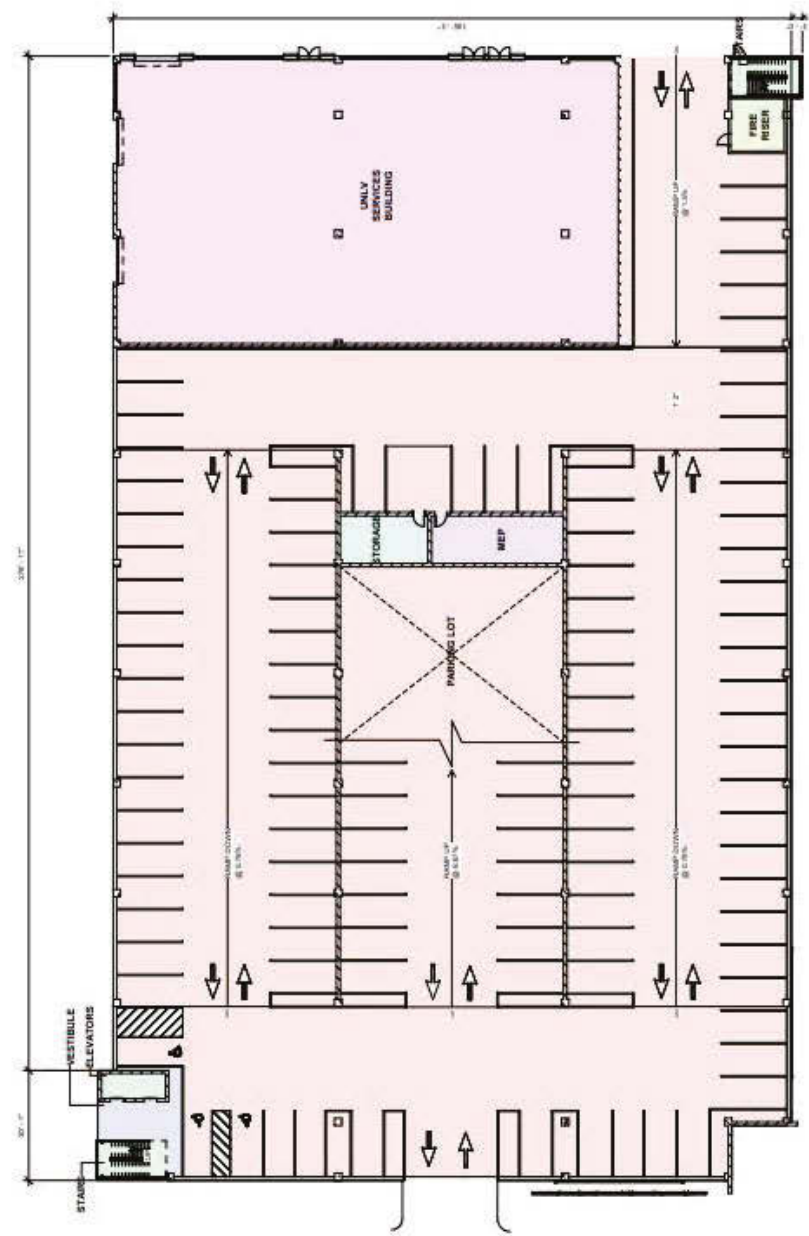
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PARKING GARAGE AREA

55,796 S.F. ON GROUND LEVEL
 55,554 S.F. ON UPPER LEVELS
 3 LEVELS = 166,904 S.F.
 4 LEVELS = 222,458 S.F.
 5 LEVELS = 278,012 S.F.
 6 LEVELS = 333,566 S.F.
 7 LEVELS = 389,120 S.F.
 8 LEVELS = 444,674 S.F.

AREA LEGEND

- ☐ ELEVATORS
- ☐ FIRE RISERS
- ☐ GUESTROOM - ADA
- ☐ MPE
- ☐ PARKING LOT
- ☐ SERVICES BUILDING
- ☐ STAIRS
- ☐ STORAGE
- ☐ SUITE - JUNIOR
- ☐ VESTIBULE



23-0069
 02/16/2023

LEVEL 1 FLOOR PLAN
 SCALE: 1/8" = 1'-0"



LWMD - PARKING GARAGE - BLDG C
 Las Vegas, NV 89106
 Corner of Wellness Way & Shadow Lane

kgd
 Las Vegas
 8105 W. Casino Dr., Suite 201
 Las Vegas, NV 89146
 702.367.6000
 Austin
 512.441.8200
 www.kga.design

AGE DESIGN
 2015, 102
 10000 W. Sahara Ave., Suite 100
 Las Vegas, NV 89135
 702.735.1100
WALKER CONSULTANTS
 2015, 102
 10000 W. Sahara Ave., Suite 100
 Las Vegas, NV 89135
 702.735.1100
WALKER CONSULTANTS
 2015, 102
 10000 W. Sahara Ave., Suite 100
 Las Vegas, NV 89135
 702.735.1100

LWMD - PARKING GARAGE - BLDG C
 LEVEL 1 FLOOR PLAN
 02/16/2023
 22111.00

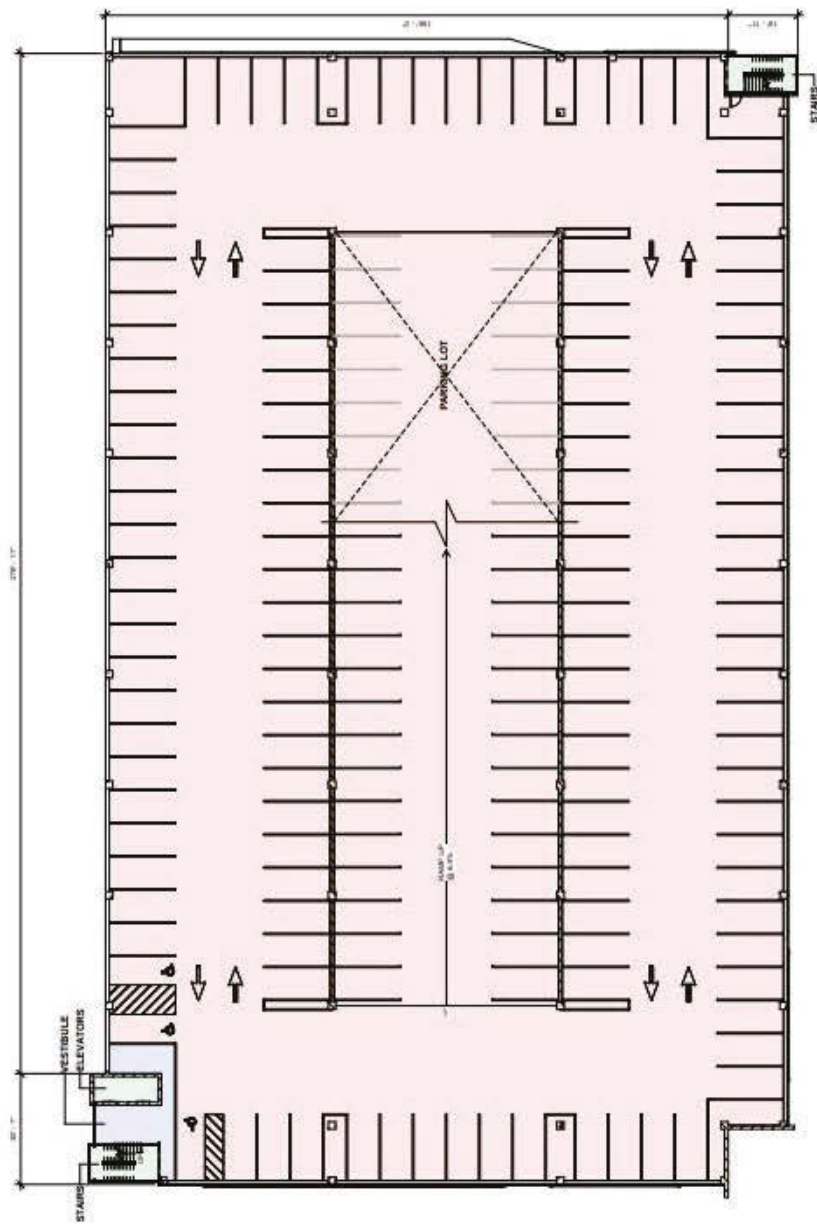
PARKING GARAGE AREA

55,796 S.F. ON GROUND LEVEL
 95,504 S.F. ON UPPER LEVELS

3 LEVELS = 166,903 S.F.
 4 LEVELS = 222,458 S.F.
 5 LEVELS = 278,012 S.F.
 6 LEVELS = 333,566 S.F.
 7 LEVELS = 389,120 S.F.
 8 LEVELS = 444,674 S.F.

AREA LEGEND

- ELEVATORS
- FIRE RISERS
- GUESTROOM - ADA
- MPE
- PARKING LOT
- SERVICES BUILDING
- STAIRS
- STORAGE
- SUITE - JUNIOR
- VESTIBULE



23-0069
 02/16/2023

LEVEL 2 FLOOR PLAN



LVMG - PARKING GARAGE - BLDG C
 Corner of Wellness Way & Shadow Lane,
 Las Vegas, NV 89106

kgd
 Las Vegas
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 Austin, TX 78754
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 www.kgd-design.com

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 CLASH DESIGN
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 Las Vegas, NV 89135
 702.735.1100
 CLASH DESIGN
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 KLING STUBBINS
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 Las Vegas, NV 89135
 702.735.1100
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 Las Vegas, NV 89135
 702.735.1100

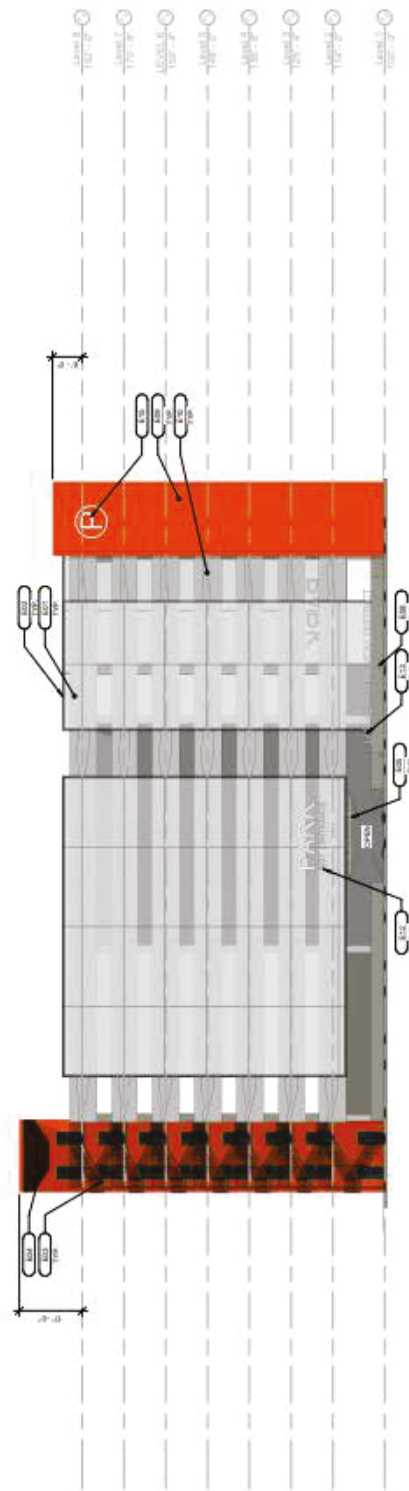
LEVEL 2 FLOOR PLAN
 02/16/2023
 23-0069
 Z.A1.02

EXTERIOR ELEVATION KEYNOTES

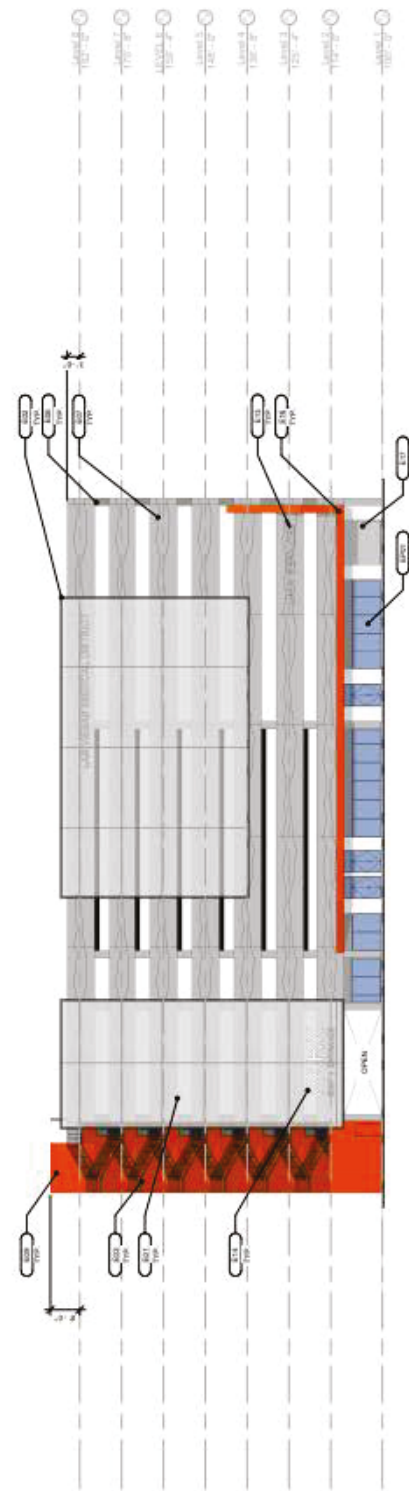
REV	DESCRIPTION
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96	ISSUED FOR PERMITTING
97	ISSUED FOR PERMITTING
98	ISSUED FOR PERMITTING
99	ISSUED FOR PERMITTING
100	ISSUED FOR PERMITTING

MATERIAL LEGEND FINISHES	
CONCRETE	TEXTURED CONCRETE PANELS
PAINTED CMU WALL	PERFORATED METAL PANELS
METAL FRAME STRUCTURE	

OPENING CALCULATIONS				
	AREA (FT ²)	PERCENT (%)	AREA (SQ. FT.)	PERCENT (%)
1	100.0	100.0	100.0	100.0
2	100.0	100.0	100.0	100.0
3	100.0	100.0	100.0	100.0
4	100.0	100.0	100.0	100.0
5	100.0	100.0	100.0	100.0
6	100.0	100.0	100.0	100.0
7	100.0	100.0	100.0	100.0
8	100.0	100.0	100.0	100.0
9	100.0	100.0	100.0	100.0
10	100.0	100.0	100.0	100.0
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23	100.0	100.0	100.0	100.0
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25	100.0	100.0	100.0	100.0
26	100.0	100.0	100.0	100.0
27	100.0	100.0	100.0	100.0
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61	100.0	100.0	100.0	100.0
62	100.0	100.0	100.0	100.0
63	100.0	100.0	100.0	100.0
64	100.0	100.0	100.0	100.0
65	100.0	100.0	100.0	100.0
66	100.0	100.0	100.0	100.0
67	100.0	100.0	100.0	100.0
68	100.0	100.0	100.0	100.0
69	100.0	100.0	100.0	100.0
70	100.0	100.0	100.0	100.0
71	100.0	100.0	100.0	100.0
72	100.0	100.0	100.0	100.0
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95	100.0	100.0	100.0	100.0
96	100.0	100.0	100.0	100.0
97	100.0	100.0	100.0	100.0
98	100.0	100.0	100.0	100.0
99	100.0	100.0	100.0	100.0
100	100.0	100.0	100.0	100.0



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



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

23-0069
02/16/2023

LVMD - MEDICAL OFFICE BUILDING - BLDG A

Corner of Wellness Way & Shadow Lane,
Las Vegas, NV 89106

22711.00

02/16/2023

PLANNING PACKAGE



ARCHITECT

kga

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WALKER CONSULTANTS
10375 PARK MEADOWS DRIVE
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LONE TREE, CO 80124

CONTACT: (303) 694-6622

CIVIL CONSULTANT
ZENITH ENGINEERING
1880 FEATHER PLAZA DRIVE
SUITE 450
LAS VEGAS, NV 89135

CONTACT: JULIA IZZOLO (702) 835-3496

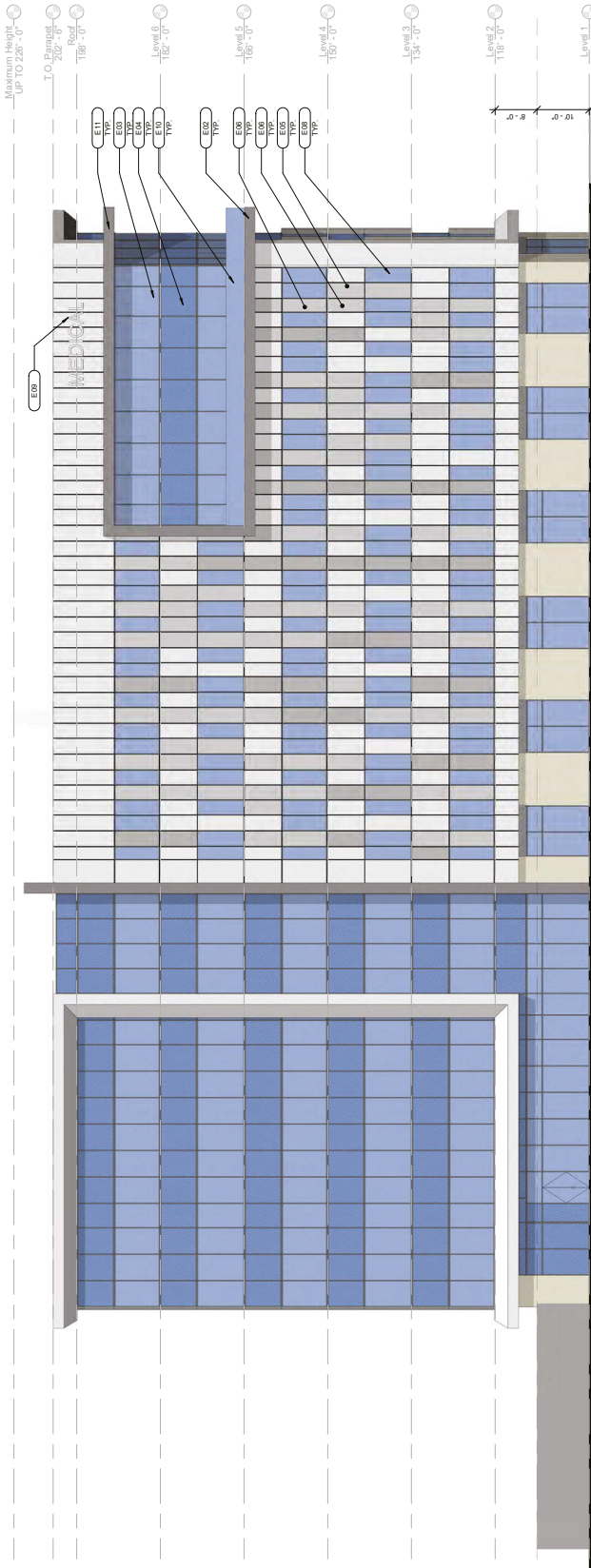
23-0069
02/16/2023

EXTERIOR ELEVATION KEYNOTES

KEY	DESCRIPTION
E01	METAL PANEL SYSTEM - TYPE 1
E02	METAL PANEL SYSTEM - TYPE 2
E03	SPANDREL GLASS SYSTEM - TYP
E04	FIBER CEMENT PANEL - TYPE 1
E05	FIBER CEMENT PANEL - TYPE 2
E06	FIBER CEMENT PANEL - TYPE 3
E07	FIBER CEMENT PANEL - TYPE 4
E08	FIBER CEMENT PANEL - TYPE 5
E09	8" X 8" GLASS TINTED WINDOWS
E10	8" X 8" GLASS TINTED WINDOWS
E11	8" X 8" GLASS TINTED WINDOWS
E12	8" X 8" GLASS TINTED WINDOWS
E13	METAL CANOPY SYSTEM
E14	METAL CANOPY SYSTEM
E15	METAL CANOPY SYSTEM
E16	METAL CANOPY SYSTEM
E17	METAL CANOPY SYSTEM
E18	METAL SHADING STRUCTURE

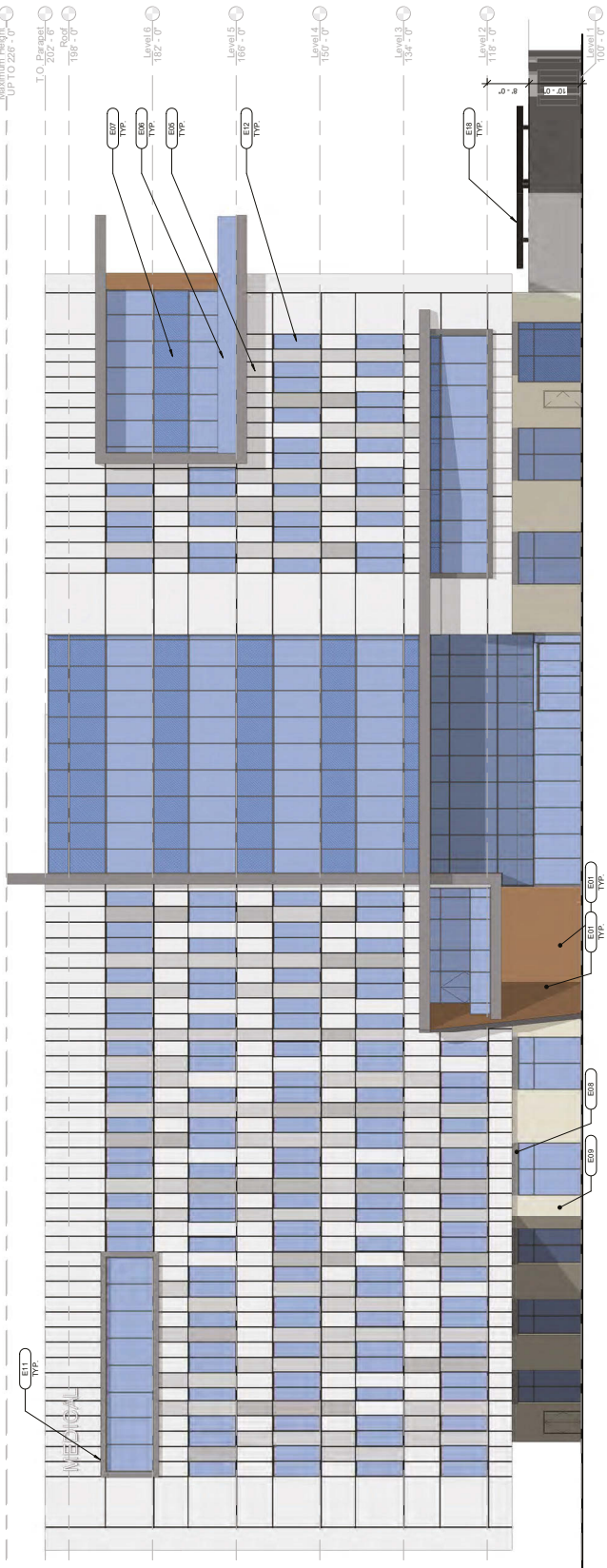
MATERIAL LEGEND FINISHES

- METAL PANEL SYSTEM - TYPE 1
- METAL PANEL SYSTEM - TYPE 2
- FIBER CEMENT PANELS - TYPE 1
- FIBER CEMENT PANELS - TYPE 2
- FIBER CEMENT PANELS - TYPE 3
- FIBER CEMENT PANELS - TYPE 4
- FIBER CEMENT PANELS - TYPE 5
- GLAZING SYSTEM
- SPANDREL GLASS SYSTEM



NORTH ELEVATION

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



SOUTH ELEVATION

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

23-0069
02/16/2023

ZA6.01

DATE: 02/16/2023
DRAWN BY: J.A. G200
CHECKED BY: J.A. G200
PROJECT: LVMD - MEDICAL OFFICE
BUILDING - BLDG A

EXTERIOR ELEVATIONS

DATE: 02/16/2023

DRAWN BY: J.A. G200

CHECKED BY: J.A. G200

PROJECT: LVMD - MEDICAL OFFICE

BUILDING - BLDG A

DATE: 02/16/2023

DRAWN BY: J.A. G200

CHECKED BY: J.A. G200

PROJECT: LVMD - MEDICAL OFFICE

BUILDING - BLDG A

DATE: 02/16/2023

DRAWN BY: J.A. G200

CHECKED BY: J.A. G200

PROJECT: LVMD - MEDICAL OFFICE

BUILDING - BLDG A

DATE: 02/16/2023

DRAWN BY: J.A. G200

CHECKED BY: J.A. G200

PROJECT: LVMD - MEDICAL OFFICE

BUILDING - BLDG A

DATE: 02/16/2023

DRAWN BY: J.A. G200

CHECKED BY: J.A. G200

PROJECT: LVMD - MEDICAL OFFICE

BUILDING - BLDG A

DATE: 02/16/2023

DRAWN BY: J.A. G200

CHECKED BY: J.A. G200

PROJECT: LVMD - MEDICAL OFFICE

BUILDING - BLDG A

DATE: 02/16/2023

DRAWN BY: J.A. G200

CHECKED BY: J.A. G200

PROJECT: LVMD - MEDICAL OFFICE

BUILDING - BLDG A

DATE: 02/16/2023

DRAWN BY: J.A. G200

CHECKED BY: J.A. G200

PROJECT: LVMD - MEDICAL OFFICE

BUILDING - BLDG A

Maximum Height:
UP TO 238'-0"

I.O. Parcel:
202'-0"

136'-0"

Level 5:
122'-0"

Level 4:
116'-0"

Level 3:
110'-0"

Level 2:
104'-0"

Level 1:
98'-0"

Level 0:
92'-0"

Level -1:
86'-0"

Level -2:
80'-0"

Level -3:
74'-0"

Level -4:
68'-0"

Level -5:
62'-0"

Level -6:
56'-0"

Level -7:
50'-0"

Level -8:
44'-0"

Level -9:
38'-0"

Level -10:
32'-0"

Level -11:
26'-0"

Level -12:
20'-0"

Level -13:
14'-0"

Level -14:
8'-0"

Level -15:
2'-0"

Level -16:
-4'-0"

Level -17:
-10'-0"

Level -18:
-16'-0"

Level -19:
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Level -20:
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Level -21:
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Level -22:
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Level -23:
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Level -24:
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Level -25:
-58'-0"

Level -26:
-64'-0"

Level -27:
-70'-0"

Level -28:
-76'-0"

Level -29:
-82'-0"

Level -30:
-88'-0"

Level -31:
-94'-0"

Level -32:
-100'-0"

Level -33:
-106'-0"

Level -34:
-112'-0"

Level -35:
-118'-0"

Level -36:
-124'-0"

Level -37:
-130'-0"

LVMD - HOTEL - BLDG B

Corner of Wellness
Way & Shadow Lane,
Las Vegas, NV
89106

22711.00

02/16/2023

PLANNING PACKAGE



ARCHITECT



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WALKER CONSULTANTS
10375 PARK MEADOWS DRIVE
SUITE 425
LONE TREE, CO 80124

CONTACT:
(303) 694-6622

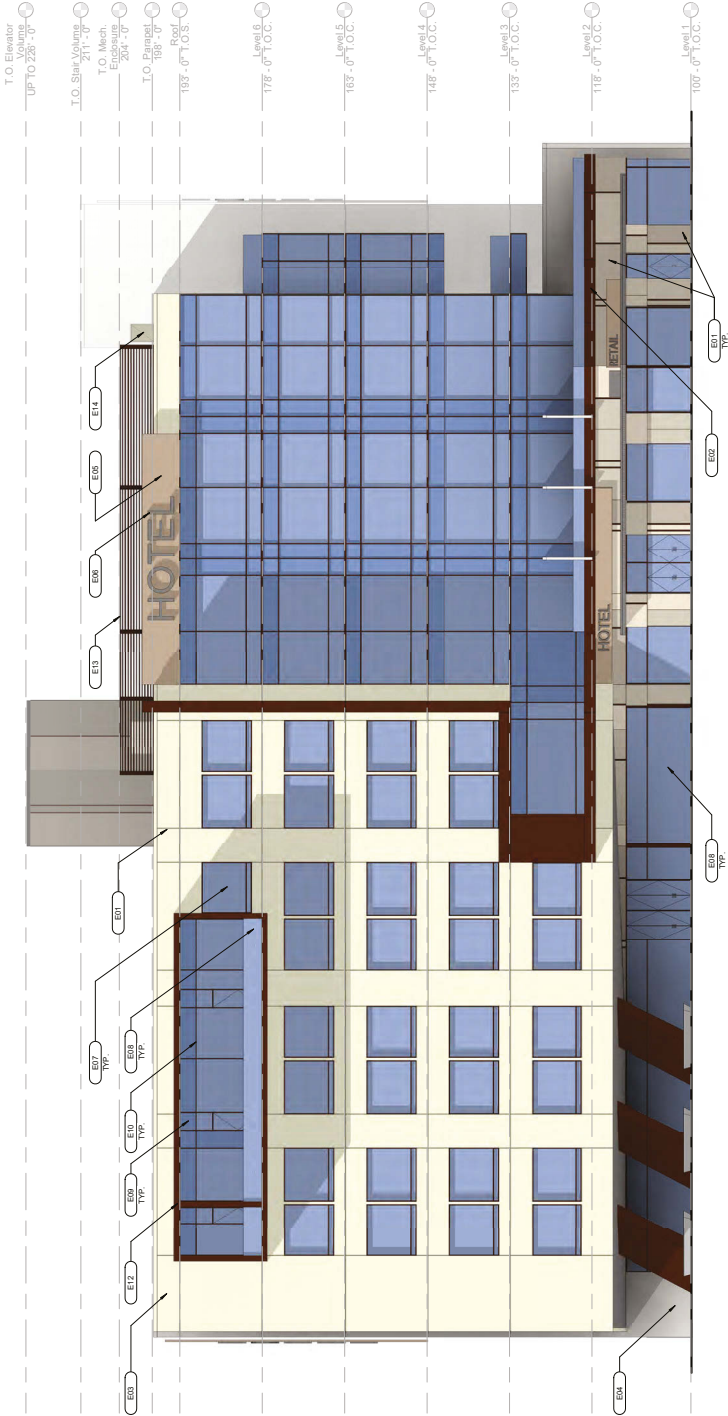
23-0069
02/16/2023

EXTERIOR ELEVATION KEYNOTES

KEY	DESCRIPTION
E01	CONCRETE PANEL (TRAVERTINE LOOK) (3 SLIGHTLY DIFFERENT SHADES) MEDIUM BRONZE ACCENT
E02	CONCRETE PANEL (TRAVERTINE LOOK) (3 SLIGHTLY DIFFERENT SHADES) MEDIUM BRONZE ACCENT
E03	FIBERGLASS PANEL (CREAM COLOR)
E04	FIBERGLASS PANEL (CREAM COLOR)
E05	CORTEN STEEL (ORUST) (FRESH LAVA TONAL)
E06	SPANDREL GLAZING SYSTEM
E07	SPANDREL GLAZING SYSTEM
E08	SPANDREL GLAZING SYSTEM
E09	SPANDREL GLAZING SYSTEM
E10	SPANDREL GLAZING SYSTEM
E11	SPANDREL GLAZING SYSTEM
E12	SPANDREL GLAZING SYSTEM
E13	SPANDREL GLAZING SYSTEM
E14	SPANDREL GLAZING SYSTEM
E15	SPANDREL GLAZING SYSTEM
E16	SPANDREL GLAZING SYSTEM
E17	SPANDREL GLAZING SYSTEM

MATERIAL LEGEND FINISHES

CONCRETE PANEL - TYPE 1	CONCRETE PANEL - TYPE 2	CONCRETE PANEL - TYPE 3	FIBERGLASS PANEL - CREAM	FIBERGLASS PANEL - OFF-WHITE	MEDIUM BRONZE PANEL	CORTEN STEEL PANEL	GLAZING SYSTEM	SPANDREL GLAZING SYSTEM	CAST-IN PLACE CONCRETE
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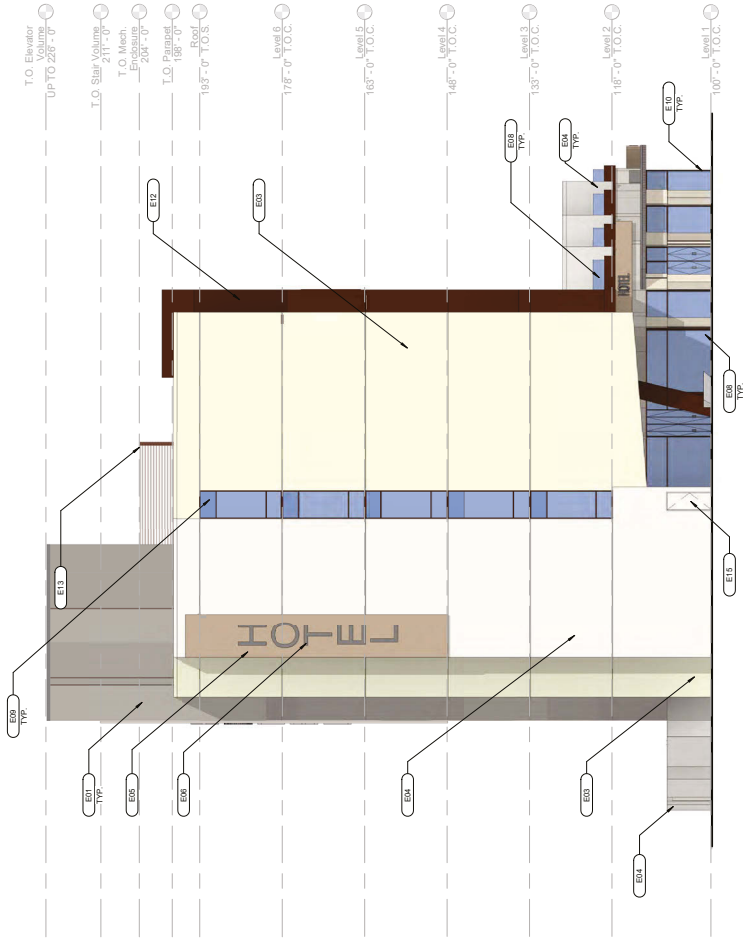
NORTH ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

KEY	DESCRIPTION
E01	CONCRETE PANEL - TRAVERTINE LOOK (3 SLIGHTLY OFF WHITE) - MEDIUM BRONZE ACCENT
E02	CONCRETE PANEL - TRAVERTINE LOOK (3 SLIGHTLY OFF WHITE) - MEDIUM BRONZE ACCENT
E03	FIBERGLASS PANEL - CREAM COLOR
E04	SPANDREL GLAZING SYSTEM
E05	SPANDREL GLAZING SYSTEM
E06	SPANDREL GLAZING SYSTEM
E07	SPANDREL GLAZING SYSTEM
E08	SPANDREL GLAZING SYSTEM
E09	SPANDREL GLAZING SYSTEM
E10	SPANDREL GLAZING SYSTEM
E11	SPANDREL GLAZING SYSTEM
E12	SPANDREL GLAZING SYSTEM
E13	SPANDREL GLAZING SYSTEM
E14	SPANDREL GLAZING SYSTEM
E15	SPANDREL GLAZING SYSTEM
E16	SPANDREL GLAZING SYSTEM
E17	SPANDREL GLAZING SYSTEM

MATERIAL LEGEND FINISHES

CONCRETE PANEL - TYPE 1
CONCRETE PANEL - TYPE 2
CONCRETE PANEL - TYPE 3
FIBERGLASS PANEL - CREAM
FIBERGLASS PANEL - OFF WHITE
MEDIUM BRONZE PANEL
CORTEN STEEL PANEL
GLAZING SYSTEM
SPANDREL GLAZING SYSTEM
CAST-IN PLACE CONCRETE



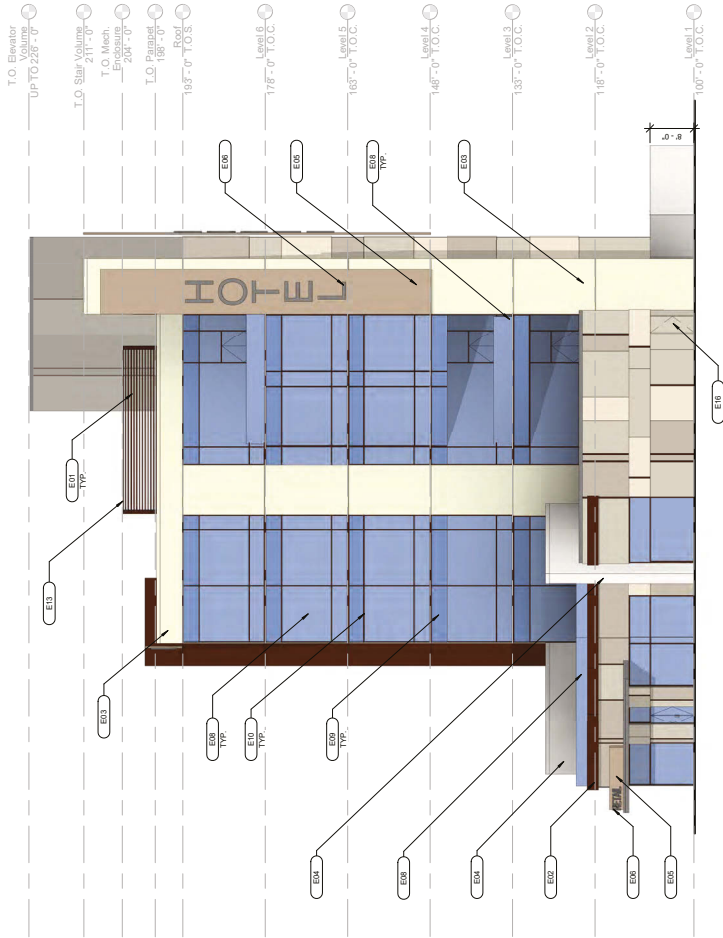
EAST ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

KEY	DESCRIPTION
E01	CONCRETE PANEL (TRAVERTINE LOOK) (3 SLIGHTLY DIFFERENT SHADES) MEDIUM BRONZE ACCENT
E02	MEDIUM BRONZE PANEL
E03	FIBERGLASS PANEL (CREAM COLOR)
E04	SPANDREL GLAZING SYSTEM (CREAM COLOR)
E05	CORTEN STEEL (ORUST) (FRESH LAVA TONAL)
E06	SPANDREL GLAZING PANEL
E07	SPANDREL GLAZING SYSTEM (CREAM COLOR)
E08	SPANDREL GLAZING SYSTEM (CREAM COLOR)
E09	SPANDREL GLAZING SYSTEM (CREAM COLOR)
E10	SPANDREL GLAZING SYSTEM (CREAM COLOR)
E11	SPANDREL GLAZING SYSTEM (CREAM COLOR)
E12	SPANDREL GLAZING SYSTEM (CREAM COLOR)
E13	SPANDREL GLAZING SYSTEM (CREAM COLOR)
E14	SPANDREL GLAZING SYSTEM (CREAM COLOR)
E15	SPANDREL GLAZING SYSTEM (CREAM COLOR)
E16	SPANDREL GLAZING SYSTEM (CREAM COLOR)
E17	SPANDREL GLAZING SYSTEM (CREAM COLOR)

MATERIAL LEGEND FINISHES

- CONCRETE PANEL - TYPE 1
- CONCRETE PANEL - TYPE 2
- CONCRETE PANEL - TYPE 3
- FIBERGLASS PANEL - CREAM
- FIBERGLASS PANEL - OFF WHITE
- MEDIUM BRONZE PANEL
- CORTEN STEEL PANEL
- GLAZING SYSTEM
- SPANDREL GLAZING SYSTEM
- CAST-IN PLACE CONCRETE



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



00000000

LVMD - HOTEL - BLDG B

Corner of Wellness
Way & Shadow Lane,
Las Vegas, NV,
89106



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T. LONE TREE, CO 80124
Contact: JESSIE OSWALD
915.400.1111

LVMD - HOTEL - BLDG B

REVISIONS
EXTERIOR WEST
ELEVATION
DATE: 02/16/2023
DRAWN BY: JAV
22711.00
SHEET

ZA6.04

LVMD - PARKING GARAGE - BLDG C

Corner of Wellness Way & Shadow Lane,
Las Vegas, NV 89106

22711.00

02/16/2023

PLANNING PACKAGE



ARCHITECT

kga

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SUITE 120
HENDERSON, NV 89015

CONTACT: SHANE ICE (702) 475-5225

PARKING GARAGE DESIGN
WALKER CONSULTANTS
10375 PARK MEADOWS DRIVE
SUITE 425
LONE TREE, CO 80124

CONTACT: (303) 694-6622

CIVIL CONSULTANT
ZENITH ENGINEERING
1880 FEATHER PLAZA DRIVE
SUITE 450
LAS VEGAS, NV 89135

CONTACT: JULIA IZZOLO (702) 835-3496

23-0069
02/16/2023

EXTERIOR ELEVATION KEYNOTES

KEY	DESCRIPTION
E01	PERFORATED METAL PANELS
E02	8" METAL FRAME STRUCTURE
E03	TEXTURED CONCRETE PANELS
E04	PERFORATED METAL PANEL WRAPPED STEEL SHAPE
E05	VEHICLE SAFETY BAR @ 9' O.C. TYP.
E06	CONCRETE COLUMNS
E07	CONCRETE WALLS
E08	PAINTED CONCRETE WALL
E09	PAINTED CONCRETE WALL - TYPE 1
E10	PAINTED CONCRETE WALL - TYPE 2
E11	PAINTED CONCRETE WALL - TYPE 3
E12	PAINTED CONCRETE WALL - TYPE 4
E13	PAINTED CONCRETE WALL - TYPE 5
E14	PAINTED CONCRETE WALL - TYPE 6
E15	INTERNALITY OF MONUMENTAL SIGNAGE
E16	EXTERIOR METAL SHADE STRUCTURE
E17	EXTERIOR GLAZING SYSTEM - TYP.

MATERIAL LEGEND FINISHES

CONCRETE

TEXTURED CONCRETE PANELS

PAINTED CMU WALL

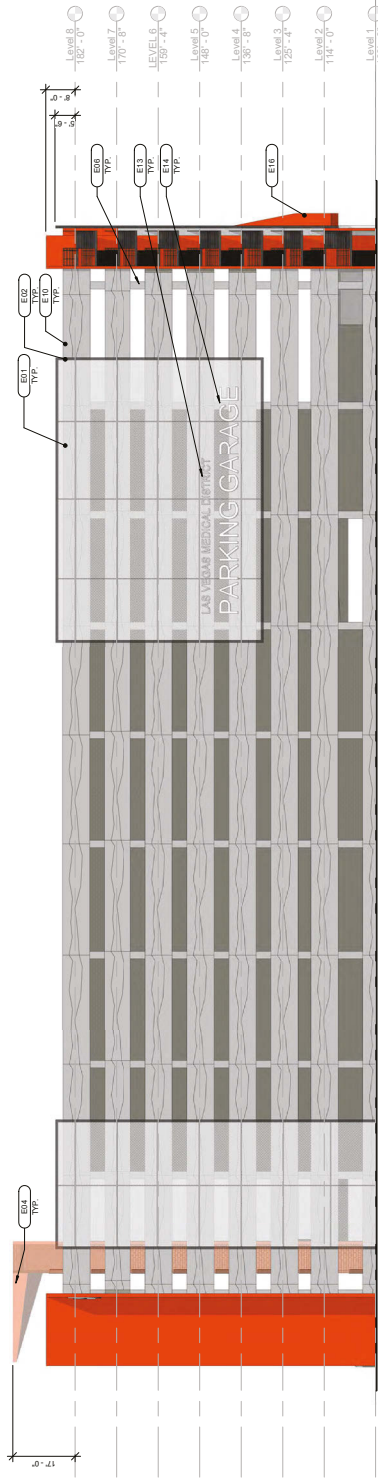
PERFORATED METAL PANELS

METAL FRAME STRUCTURE

OPENING CALCULATIONS

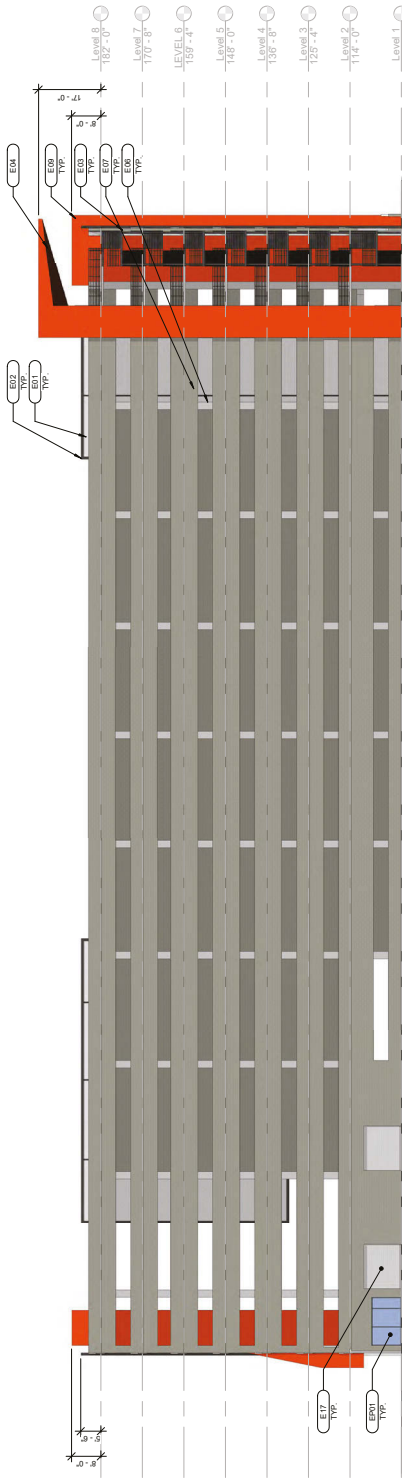
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NO. 2	1.1000	0.2200	0.2200
NO. 3	1.1000	0.2200	0.2200
NO. 4	1.1000	0.2200	0.2200
NO. 5	1.1000	0.2200	0.2200
NO. 6	1.1000	0.2200	0.2200
NO. 7	1.1000	0.2200	0.2200
NO. 8	1.1000	0.2200	0.2200
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NO. 19	1.1000	0.2200	0.2200
NO. 20	1.1000	0.2200	0.2200

* MESH AREA LOW RATE 10%



SOUTH ELEVATION

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



NORTH ELEVATION

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

23-0069
02/16/2023

ZA6.01

DATE: 02/20/23
DRAWN: JLD
22711.00
SHEET

EXTERIOR ELEVATIONS

LVMD - PARKING GARAGE

BLDG C

CLIENT: JLD

PROJECT: LVMD - PARKING GARAGE

DESIGNER: JLD

DATE: 02/20/23

PROJECT: LVMD - PARKING GARAGE

DESIGNER: JLD

DATE: 02/20/23

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DESIGNER: JLD

DATE: 02/20/23

PROJECT: LVMD - PARKING GARAGE

DESIGNER: JLD

NOT FOR
RECONSTRUCTION
PERMITTING OR
CONSTRUCTION

LVMD - PARKING GARAGE -
BLDG C
Las Vegas, NV 89106
Corner of Wellness Way & Shadow Lane.

kgd

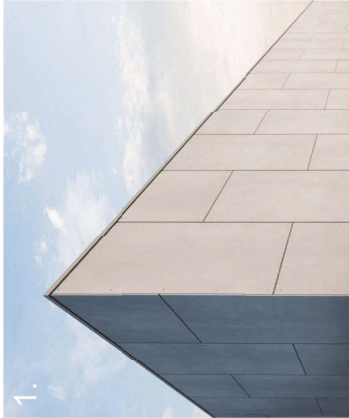
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T. LONE TREE, CO 80124
COLORADO
DESIGNER: SHANE ACE 702.479.5229
CONTACT: SHANE ACE 702.479.5229
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T. LONE TREE, CO 80124
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MATERIAL BOARD



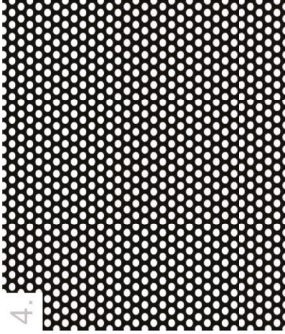
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2.



3.



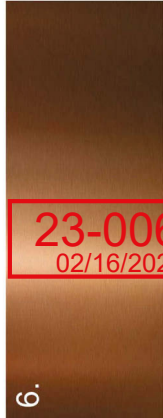
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5.



7.



6.



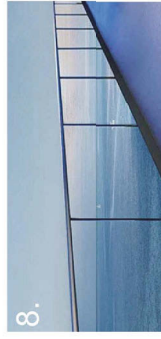
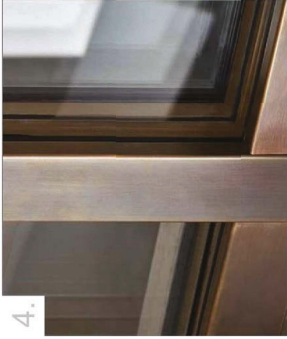
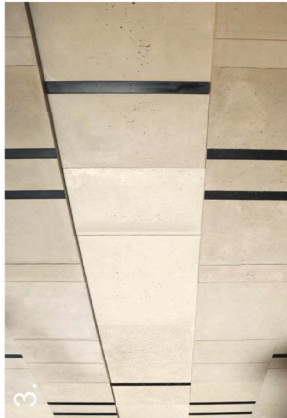
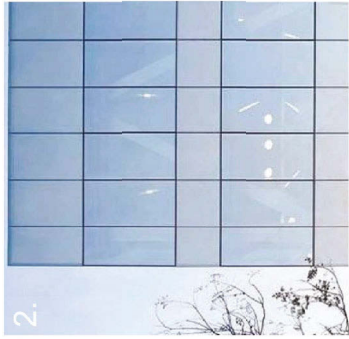
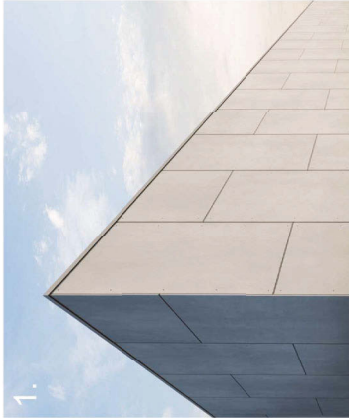
8.



1. Fiber Cement Panels
2. Glass & Spandrel System
3. Textured Concrete
4. Perforated Metal
5. Aluminum Signage
6. Copper Panels
7. Painted Metal
8. Aluminum Fins

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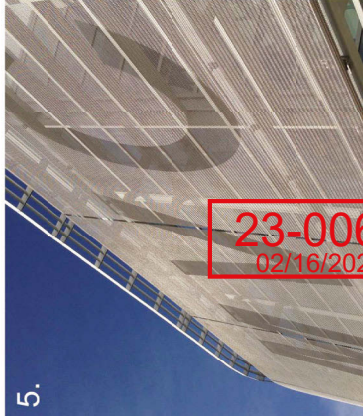
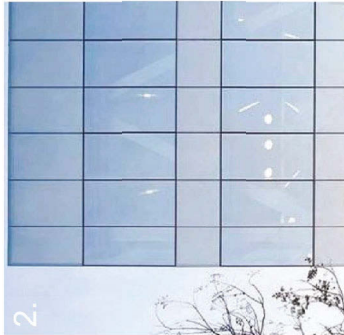
MATERIAL BOARD



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1. Fiber Cement Panels
2. Glass & Spandrel System
3. Stone Panels
4. Bronze Accents
5. Aluminum Signage
6. Rusted Steel
7. Painted Metal
8. Glass Guardrails

MATERIAL BOARD



1. Concrete Structure
2. Glass & Spandrel System
3. Painted Stucco Over CMU
4. Textured Concrete Panels
5. Metal Mesh Facade
6. Painted Metal
7. Aluminum Signage