

SHEET #	SHEET NAME
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A0.3 - A0.11	RENDERINGS
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C4	CROSS SECTION-ENTITLEMENTS
U1	PRELIMINARY UTILITY PLAN-ENTITLEMENTS

THE WATERFALLS

Henderson Downtown Master Plan Code Analysis:
Applicable Section of Henderson Code 19.19.4.C is 2a

Site Data:

Assessor Parcel Numbers:	Size:	Comp. Land Use:	Zoning:
179-18-201-001	0.31 Ac	DCC	DX
179-18-201-002	0.18 Ac	DCC	DX
179-18-201-003	0.34 Ac	DCC	DX
179-18-201-004	0.17 Ac	DCC	DX
178-18-211-026	0.14 Ac	DCC	DX
178-18-211-027	0.14 Ac	DCC	DX
178-18-211-028	0.14 Ac	DCC	DX
178-18-211-029	0.15 Ac	DCC	DX
178-18-211-030	0.04 Ac	DCC	DX
178-18-211-031	0.08 Ac	DCC	DX
179-18-601-008	0.18 Ac	DCC	DX
179-18-610-012	0.14 Ac	DCC	DX
179-18-610-013	0.14 Ac	DCC	DX

Parcel Size: Gross Site Area: 2.15 Ac 93,654 SF

Building Size:

Residential Use:	265,222 SF	284 Units
Commercial Restaurant Use:	20,865 SF	
Commercial Meeting Rooms/Conf. Use:	5,200 SF	0 Rooms
Commercial Retail Use:	11,825 SF	
Circulation & BOH Spaces:	36,190 SF	
Res. Common Areas/Decks/Amenities:	42,355 SF	
Parking (not included in FAR):	246,945 SF	
Total Building Size (for FAR Calc.):	381,657 SF	

Floor Area Ratio (FAR): 4.08

Use-Mix (used in Table 19.7.11-1(3.3)):

Residential Use:	343,767 SF	90.1%
Commercial Retail/Restaurant/Conf. Uses:	37,890 SF	9.9%
Commercial Hotel Use:	- SF	0%
Total:	381,657 SF	100%

Required Setbacks: None

THE WATERFALLS

Henderson Downtown Master Plan Code Analysis:

Parking by Use:	Required*:	Provided:
Residential:	284	284
Commercial Office:	None Req'd	0
Commercial Retail:	None Req'd	134
Commercial Hotel:	0	0
Total Parking by Use:	284	418

* Note: Project located within 610' of a City-owned parking lot behind 20 S. Water Street

Accessible Parking (based on parking stalls provided):

Required:	Provided:
Accessible Car Parking:	9
Accessible Van Parking:	2
Accessible Parking Total:	11

Bike Parking: (Short-Term)

Required:	Provided:
Residential:	0
Commercial Restaurant:	21
Commercial Meeting Room & Conf.:	5
Commercial Retail:	7
Total Parking by Use:	33

(Long-Term)

Required:	Provided:
Residential:	71
Commercial Restaurant:	4
Commercial Meeting Room & Conf.:	1
Commercial Retail:	1
Total Parking by Use:	77

Zoning/Comprehensive Plan Land Use:

Site Designation: DX-MP-RD & DP-MP-RD
 Abutting Parcels (See Map): DX-MP-RD (Abutting Parcels)
 CC-PUD-RD (Corner Parcel NW of Site)
 DR-MP-RD (Corner Parcel SE of Site)

Common Open Space (Section 5.3):

Required:	Provided:
Required (100SF per Residential Unit):	28,400 SF 29,304 SF 103%

THE WATERFALLS

1 S. Water Street, Henderson, NV 89015
Project Program

3/20/2023

Site Area:	2.15 AC
Allowable Area (@3.5 FAR):	327,789 SF
Proposed Density:	4.08 FAR

Commercial Restaurant Space:	20,865 SF	
Meeting Rooms/Conference:	5,200 SF	
Commercial Retail Space:	11,825 SF	
Subtotal (Commercial):		37,890 SF
Residential Space:	265,222 SF	
Resi Amenity Space:	42,355 SF	
Resi Circ./BOH Space:	36,190 SF	
Subtotal (Residential):		343,767 SF

Total SF (Excl. Parking & Open Space):	381,657 SF
Non-Public Open Space:	31,665 SF
Total Structured Parking:	246,945 SF
Commercial Ratio to Total:	9.9 %
Residential Units Provided:	284 Units

Floor Area Ratio Allowed:	3.5 x
Site Size:	2.15 AC 93,654.0 SF
SF Allowed:	327,789 SF
(Over)/Under:	(53,868) SF

Open Space Required:	28,400 SF
Public Open Space Provided:	29,305 SF

Parking Required*:	284 Stalls
Parking Provided:	418 Stalls
Over/(Under):	134 Stalls

* Note: Project located within 610' of a City-owned parking facility

Residential Unit Type & Area

Level	Studio	1-Br	2-Br	3-Br	Live/Work	Apt. Totals
	600	740	1,025	1,255	1,447	
2 (Parking, Meeting Rooms & Apts)	1	0	0	0	9	10
3 (Apts.)	0	12	2	0		14
4 (Apts.)	2	0	18	2		22
5 (Apts.)	0	2	0	0		2
6 (Apts.)	2	0	18	2		22
7 (Apts.)	0	2	0	0		2
8 (Apts. & Rec. Deck)	0	11	10	3		24
9 (Apts.)	0	11	10	3		24
10 (Apts.)	0	11	11	3		25
11 (Apts.)	0	11	11	3		25
12 (Apts.)	0	11	11	3		25
13 (Apts.)	0	11	11	3		25
14 (Apts.)	0	11	10	3		24
15 (Apts.)	0	4	5	1		10
16 (Apts.)	0	4	5	1		10
17 (Apts.)	0	4	5	1		10
18 (Apts.)	0	4	5	1		10
19 (Apts.)	0	0	0	0		0
20 (Apts.)	0	0	0	0		0
21 (Pool & Rest)						
22 (Sky Bar)						
Totals	5	109	132	29	9	284
Ratios	1.8%	38.4%	46.5%	10.2%	3.2%	100.0%



PROJECT: THE WATERFALLS
 1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
 DRAWING: PROJECT PROGRAM & DATA
 DATE: 20 MARCH 2023
 SCALE: N/A

PROJECT NO.: N/A
 DRAWING NO.: **AO**

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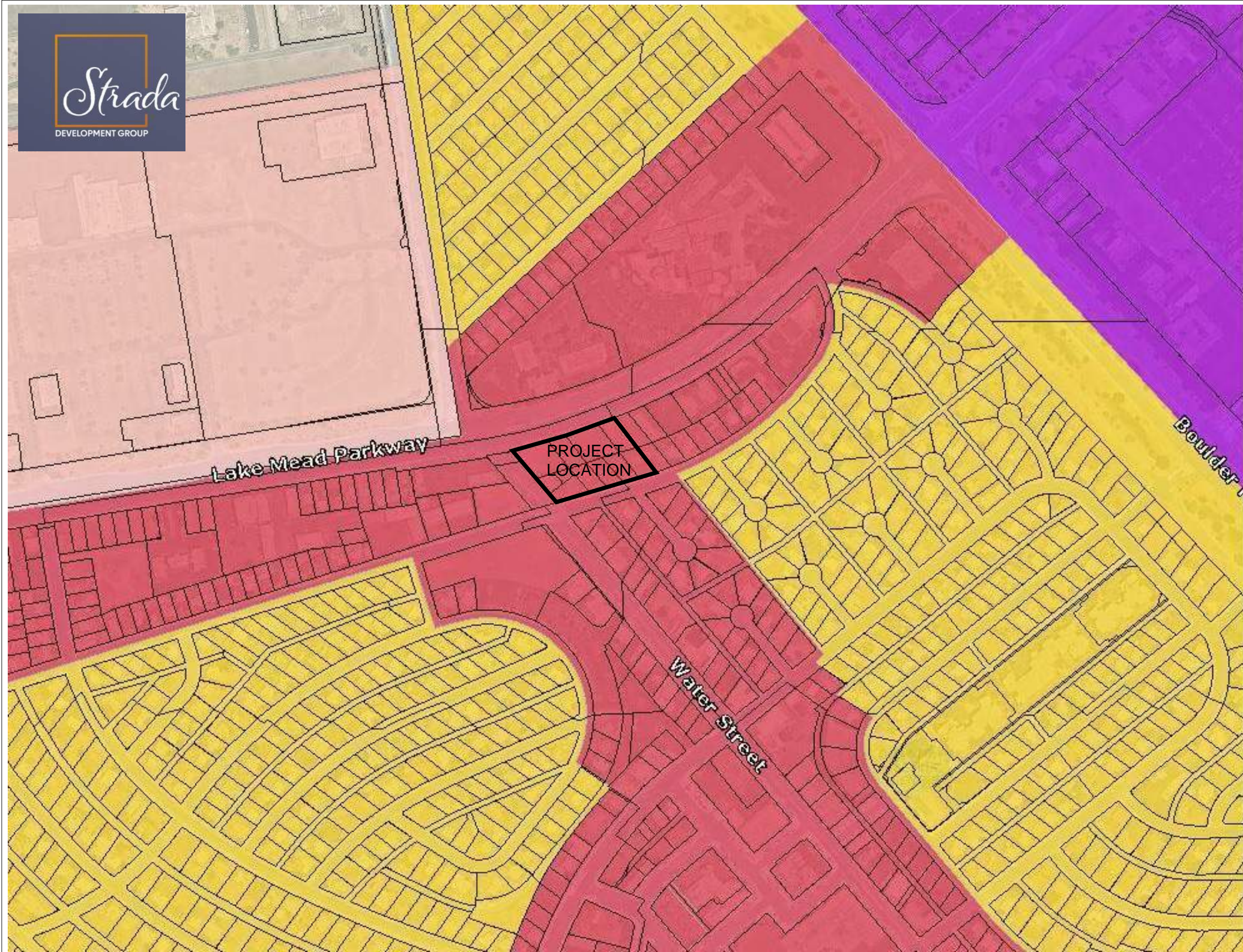
- Zoning**
- West Henderson PFNA Area
- zoning_ROI_Diss
- Zoning**
- DR | Downtown Residential
 - DX | Downtown Mixed-Use
 - DP | Downtown Public
 - RS-1 | Low-Density Single-Family Residential 1 (1 du / ac)
 - RS-2 | Low-Density Single-Family Residential 2 (2 du / ac)
 - RS-4 | Low-Density Single-Family Residential 4 (4 du / ac)
 - RS-6 | Low-Density Single-Family Residential 6 (6 du / ac)
 - RS-8 | Low-Density Single-Family Residential 8 (8 du / ac)
 - RM-8 | Medium-Density Residential 8 (8 du / ac)
 - RM-10 | Medium-Density Residential 10 (10 du / ac)
 - RM-16 | Medium-Density Residential 16 (16 du / ac)
 - RH-24 | High-Density Multifamily Residential 24 (24 du / ac)
 - RH-36 | High-Density Multifamily Residential 36 (36 du / ac)
 - RMH | Mobile Home Residential (8 du / ac)
 - PC | Planned Community
 - CA | Auto-Mall Commercial
 - CC | Community Commercial
 - CH | Highway Commercial
 - CM | Mixed-Use Commercial
 - CN | Neighborhood Commercial
 - CO | Office Commercial
 - CT | Tourist Commercial
 - MC | Corridor/Community Mixed-Use
 - MN | Neighborhood Mixed-Use
 - MR | Regional Mixed-Use
 - IG | General Industrial
 - IL | Limited Industrial
 - IP | Industrial Park
 - PS | Public and Semipublic



THE WATERFALLS
 1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
 DRAWING: ZONING MAP
 DATE: 20 MARCH 2023
 SCALE:

PROJECT NO.: N/A
 DRAWING NO.: **A0.1**

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- Zoning**
- Land Use Labels**
- Land Use Plan**
- UC [Urban Center]
 - NT4 [Neighborhood Type 4]
 - NT3 [Neighborhood Type 3]
 - NT2 [Neighborhood Type 2]
 - NT1 [Neighborhood Type 1]
 - EC [Employment Center]
 - DRL [Downtown Low Density Residential]
 - DRM [Downtown Medium Density Residential]
 - DRH [Downtown High Density Residential]
 - DHC [Downtown Highway Commercial]
 - DCC [Downtown Core Commercial]
 - DP [Downtown Public/Semi-public]
 - RNP-1 [Rural Neighborhood Preservation 1 du/ac]
 - RNP-2 [Rural Neighborhood Preservation 2 du/ac]
 - VLDR [Very Low Density Residential]
 - LDR [Low Density Residential]
 - MDR [Medium Density Residential]
 - HDR [High Density Residential]
 - PC [Planned Community]
 - PS [Public/Semi-public]
 - NC [Neighborhood Commercial]
 - COM [Commercial]
 - HC [Highway Commercial]
 - TC [Tourist Commercial]
 - MU [Gateway Mixed Use]
 - TOD [Transit Oriented Development]
 - CO/RD [Office/Research & Development]
 - LBI [Light Business/Industry]
 - IND [Industrial in College Plan]
 - BI [Business/Industry]



THE WATERFALLS
 1 SOUTH WATER STREET, HENDERSON, NEVADA 89015

DRAWING: LAND USE MAP
 DATE: 20 MARCH 2023
 SCALE:

PROJECT NO.: N/A

DRAWING NO.:

A0.2

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PROJECT: THE WATERFALLS
 LAKE MEAD PARKWAY @ WATER STREET
 DRAWING: PROPOSED RENDERING
 DATE: 20 MARCH 2023
 SCALE: N/A

PROJECT NO.: N/A
 DRAWING NO.: **A0.1**

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THE WATERFALLS
1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
DRAWING: 3D VIEW RENDERING
DATE: 20 MARCH 2023
SCALE:

PROJECT NO.:
N/A
DRAWING NO.:
A0.1

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THE WATERFALLS
1 SOUTH WATER STREET, HENDERSON, NEVADA 89015

DRAWING: 3D VIEWS

DATE: 20 MARCH 2023

SCALE:

PROJECT NO.:

N/A

DRAWING NO.:

A0.2

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THE WATERFALLS
1 SOUTH WATER STREET, HENDERSON, NEVADA 89015

DRAWING: 3D VIEWS

DATE: 20 MARCH 2023

SCALE:

PROJECT NO.:

N/A

DRAWING NO.:

A0.3

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LEVEL 8 -RESIDENTIAL RECREATIONAL DECK



LEVEL 15 - POOL



LEVEL 8 -RESIDENTIAL RECREATIONAL DECK



LEVEL 1 & GROUND LEVEL



THE WATERFALLS
1 SOUTH WATER STREET, HENDERSON, NEVADA 89015

DRAWING: 3D VIEWS

DATE: 20 MARCH 2023

SCALE:

PROJECT NO.:
N/A
DRAWING NO.:

A0.4

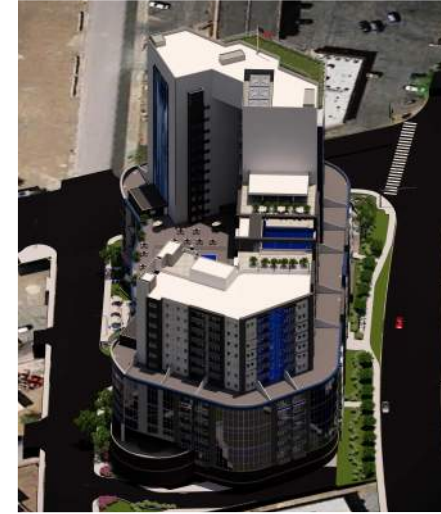
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PROJECT NO.:
N/A
 DRAWING NO.:
A0.5

THE WATERFALLS
 1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
 DRAWING: 3D VIEWS
 DATE: 20 MARCH 2023
 SCALE:

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THE WATERFALLS
1 SOUTH WATER STREET, HENDERSON, NEVADA 89015

DRAWING: 3D VIEWS

DATE: 20 MARCH 2023

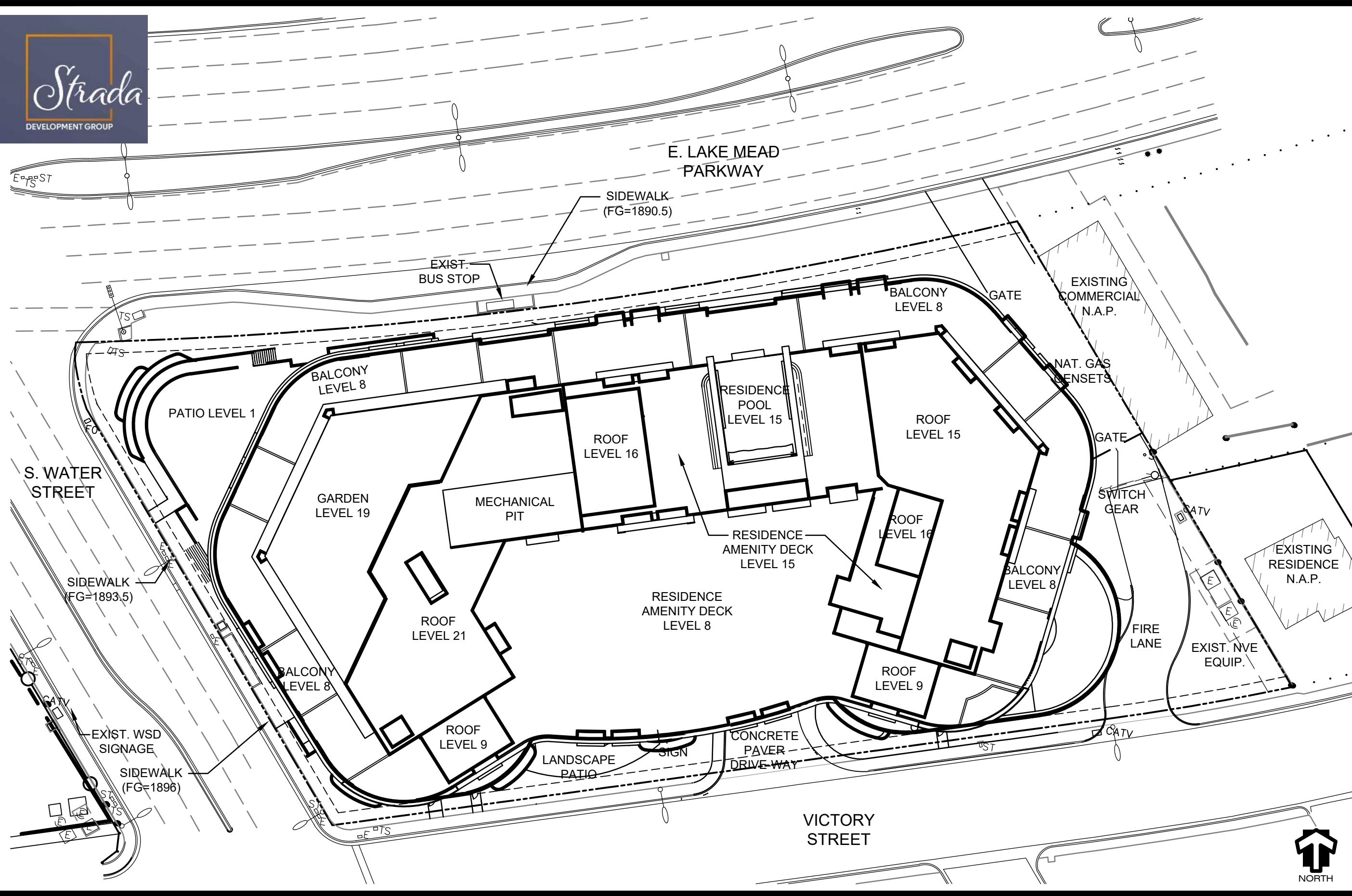
SCALE:

PROJECT NO.:
N/A

DRAWING NO.:

A0.6

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PROJECT: THE WATERFALLS
 1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
 DRAWING: SITE PLAN
 DATE: 20 MARCH 2023
 SCALE: 1" = 40'-0"

PROJECT NO.: N/A
 DRAWING NO.: **A1**

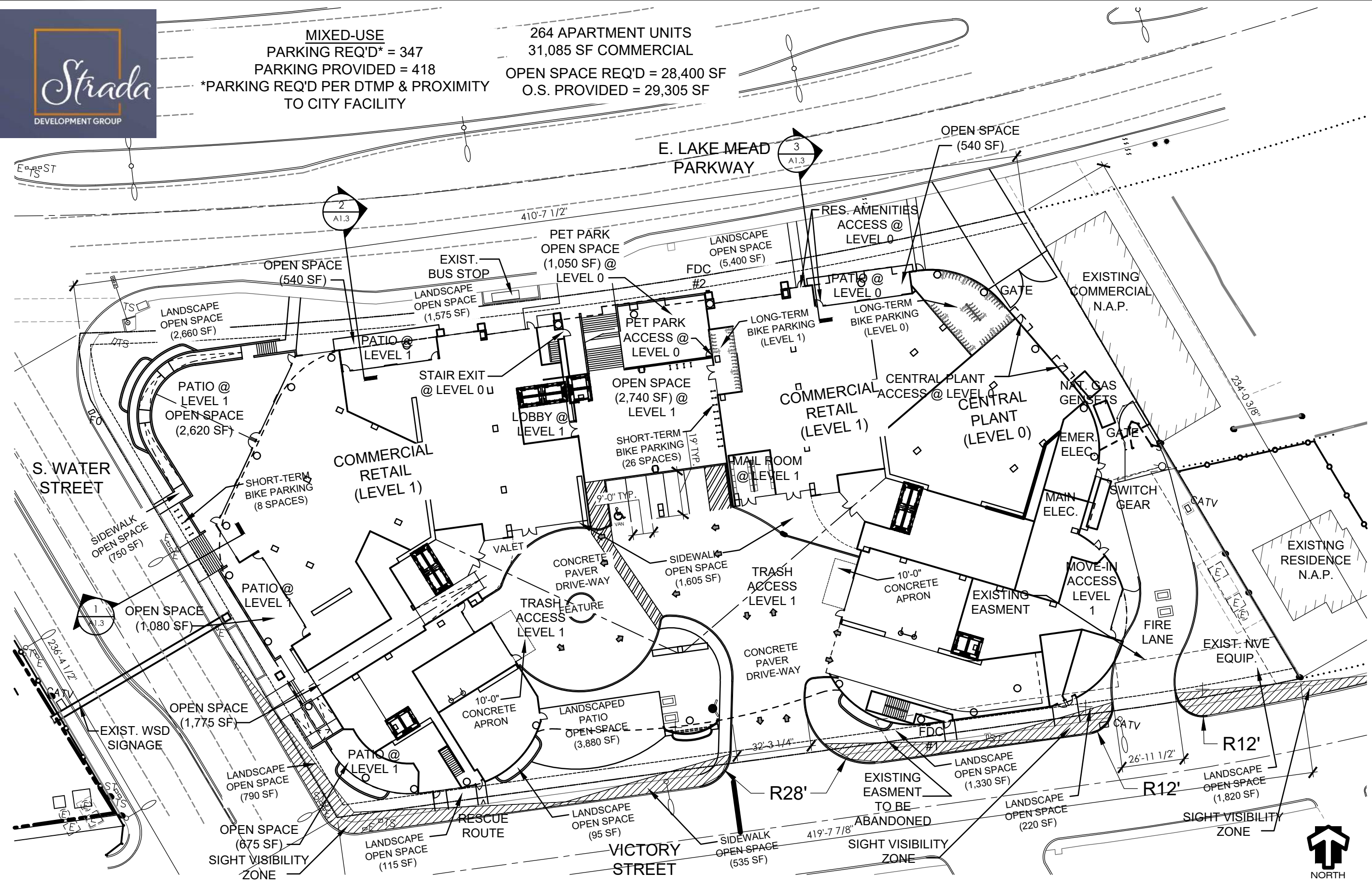


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MIXED-USE
 PARKING REQ'D* = 347
 PARKING PROVIDED = 418
 *PARKING REQ'D PER DTMP & PROXIMITY
 TO CITY FACILITY

264 APARTMENT UNITS
 31,085 SF COMMERCIAL
 OPEN SPACE REQ'D = 28,400 SF
 O.S. PROVIDED = 29,305 SF



PROJECT: THE WATERFALLS
 1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
 DRAWING: SITE PLAN - OPEN AREA SPACE, CIRCULATION AND ACCESS
 DATE: 20 MARCH 2020
 SCALE: 1" = 40'-0"

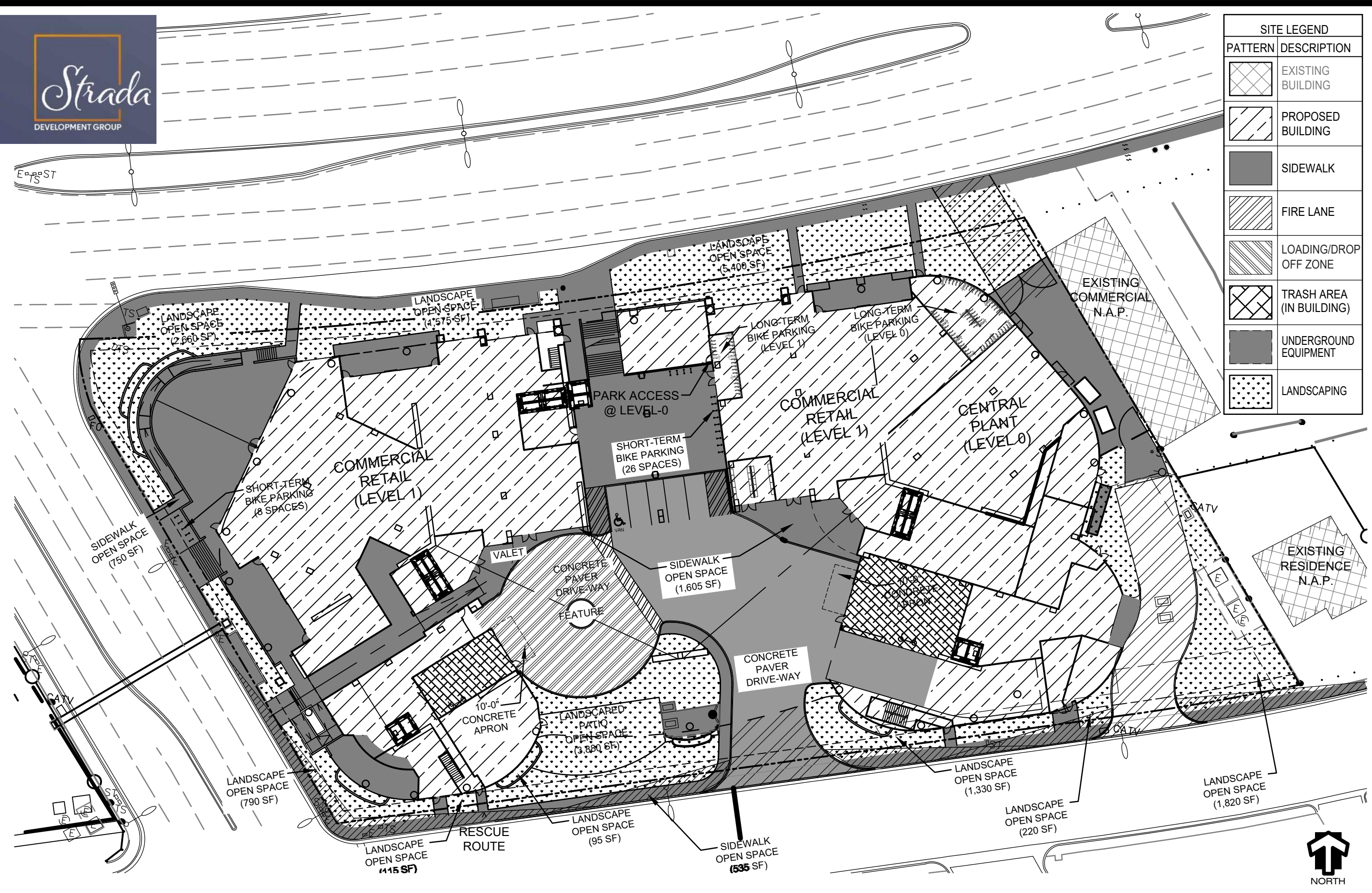
PROJECT NO.: N/A
 DRAWING NO.: **A1.1**

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SITE LEGEND	
PATTERN	DESCRIPTION
	EXISTING BUILDING
	PROPOSED BUILDING
	SIDEWALK
	FIRE LANE
	LOADING/DROP OFF ZONE
	TRASH AREA (IN BUILDING)
	UNDERGROUND EQUIPMENT
	LANDSCAPING

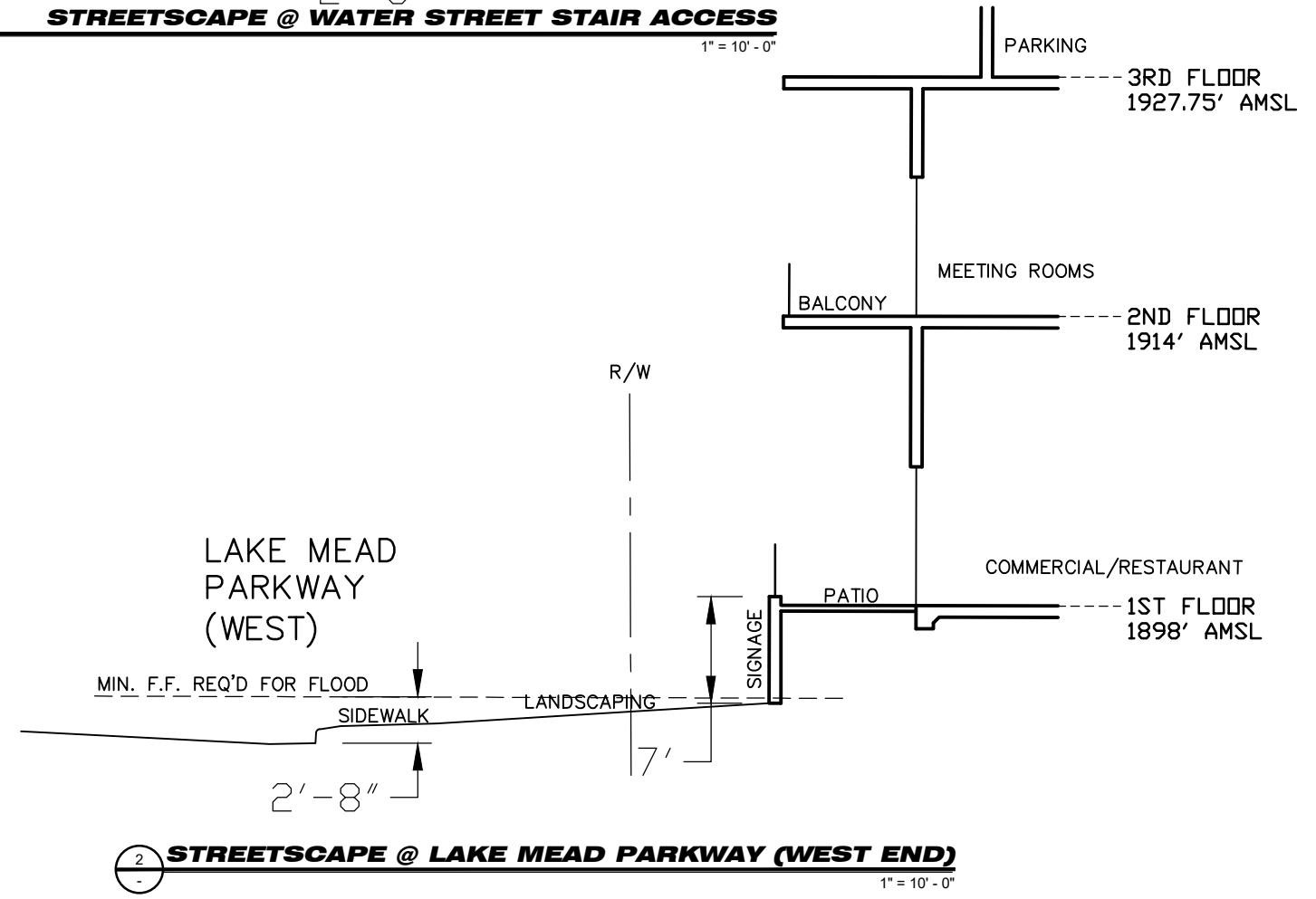
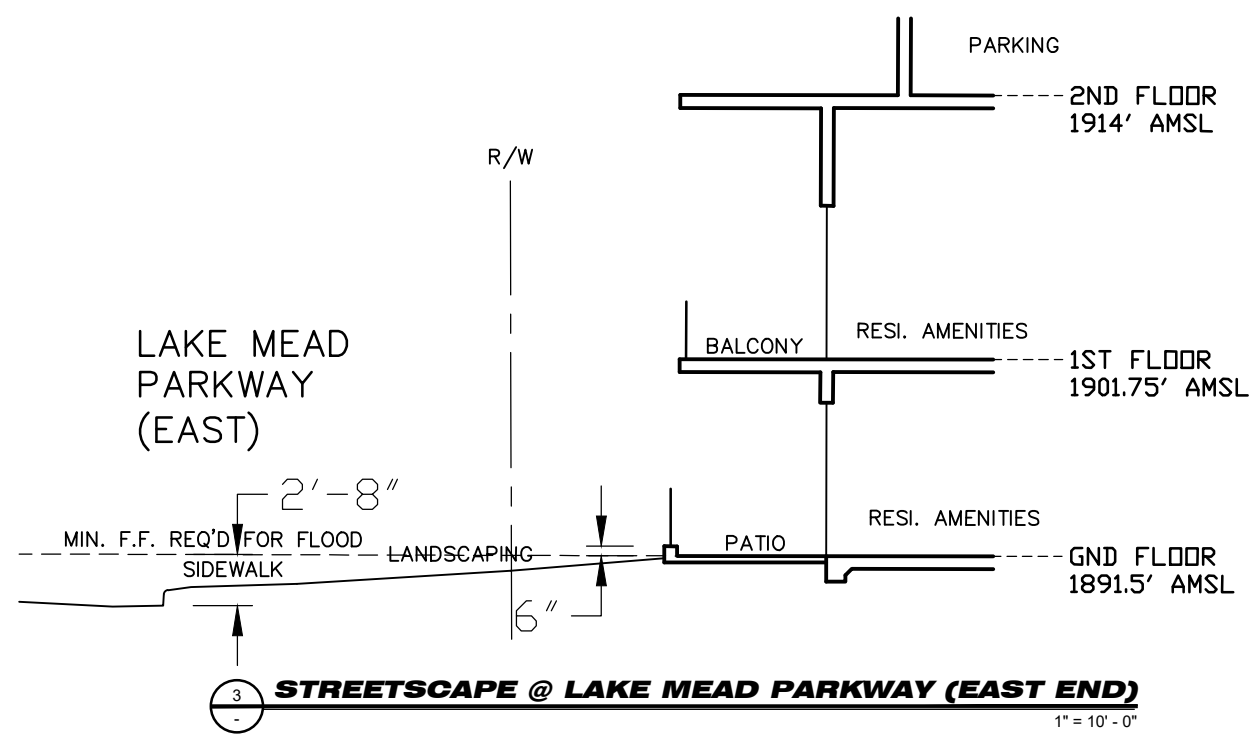
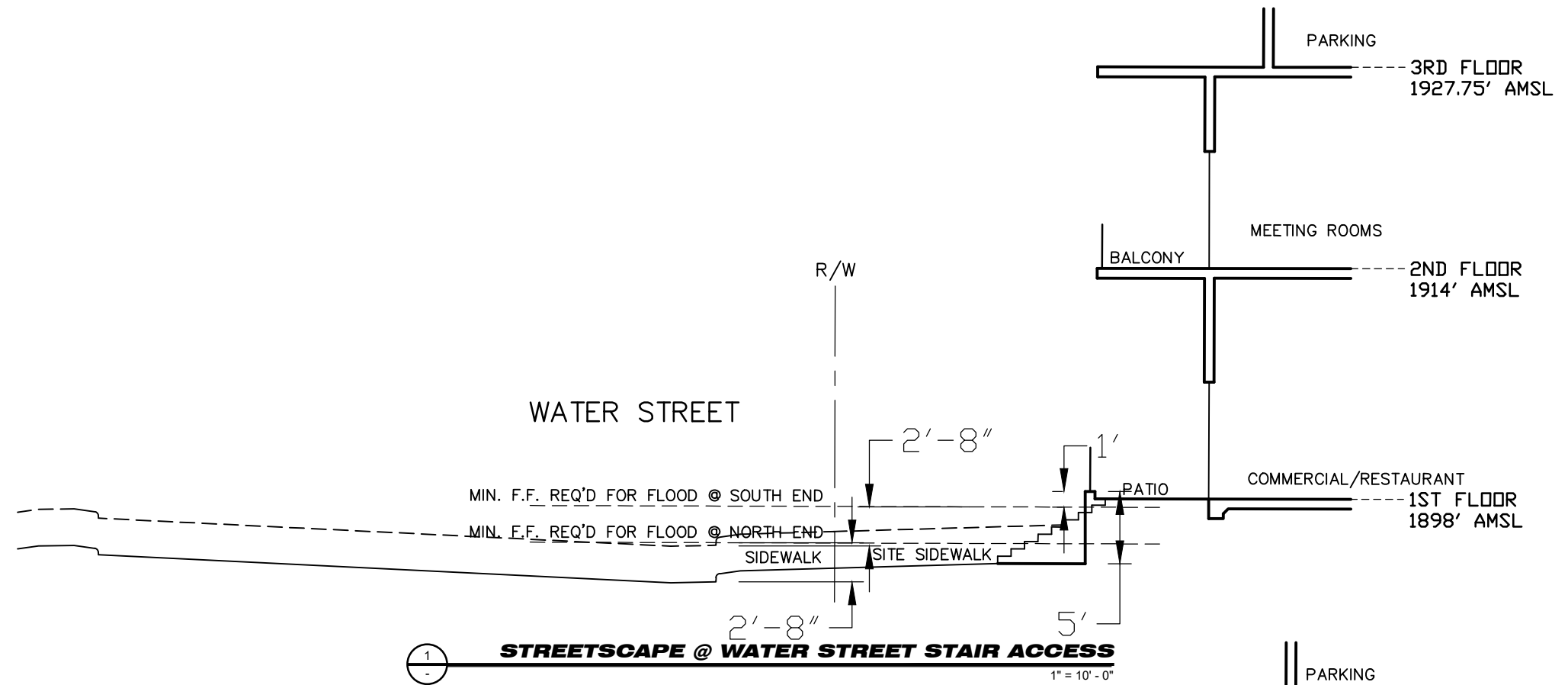


PROJECT: THE WATERFALLS
 1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
 DRAWING: SITE PLAN - BY USE
 DATE: 20 MARCH 2023
 SCALE: 1" = 40'-0"

PROJECT NO.: N/A
 DRAWING NO.: **A1.2**



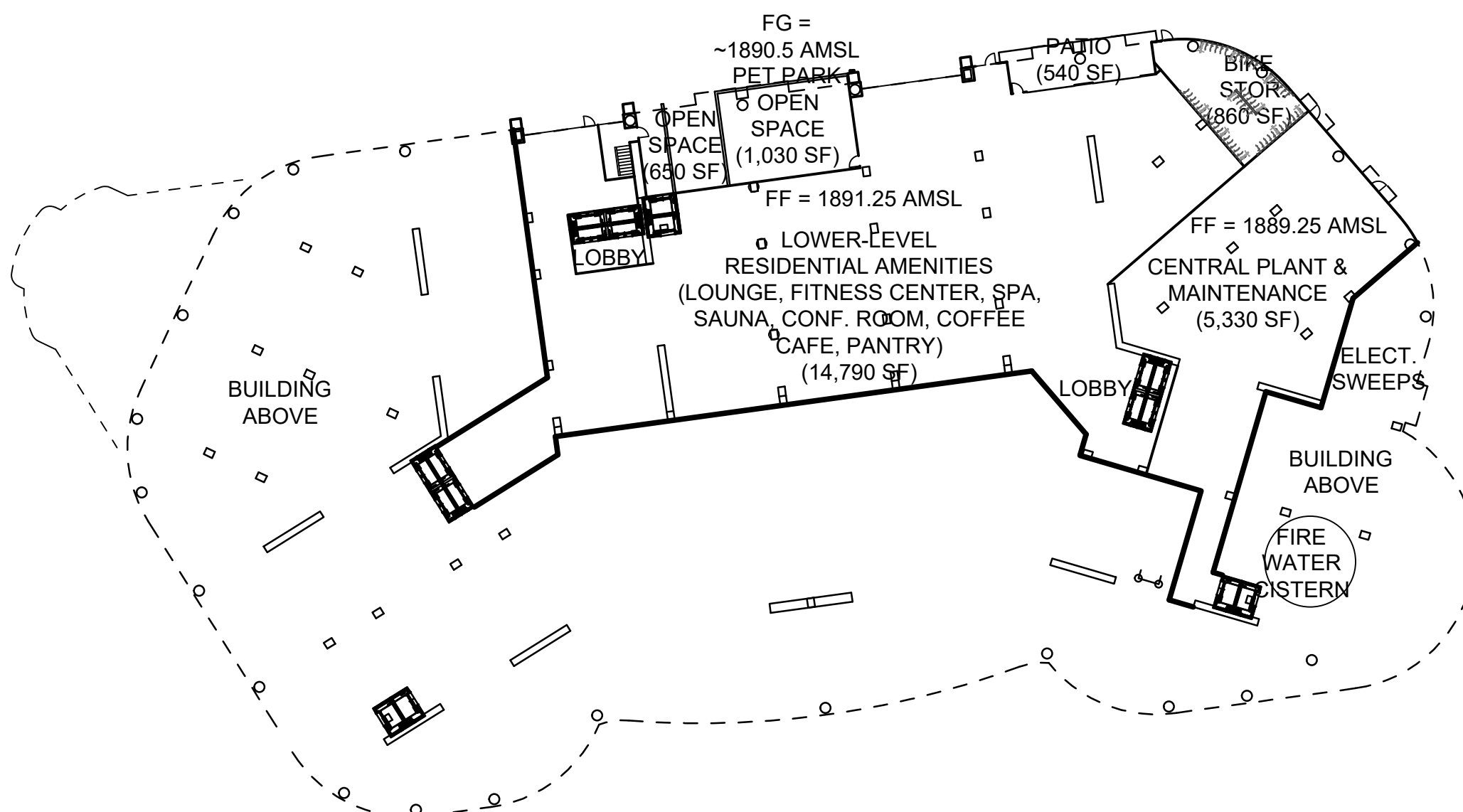
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PROJECT:	THE WATERFALLS
DRAWING:	1 SOUTH WATER STREET, HENDERSON, NEVADA 89015 STREET SECTIONS (WATER STREET & LAKE MEAD PARKWAY)
DATE:	20 MARCH 2023
SCALE:	1" = 10'-0"

PROJECT NO.:	N/A
DRAWING NO.:	A1.3

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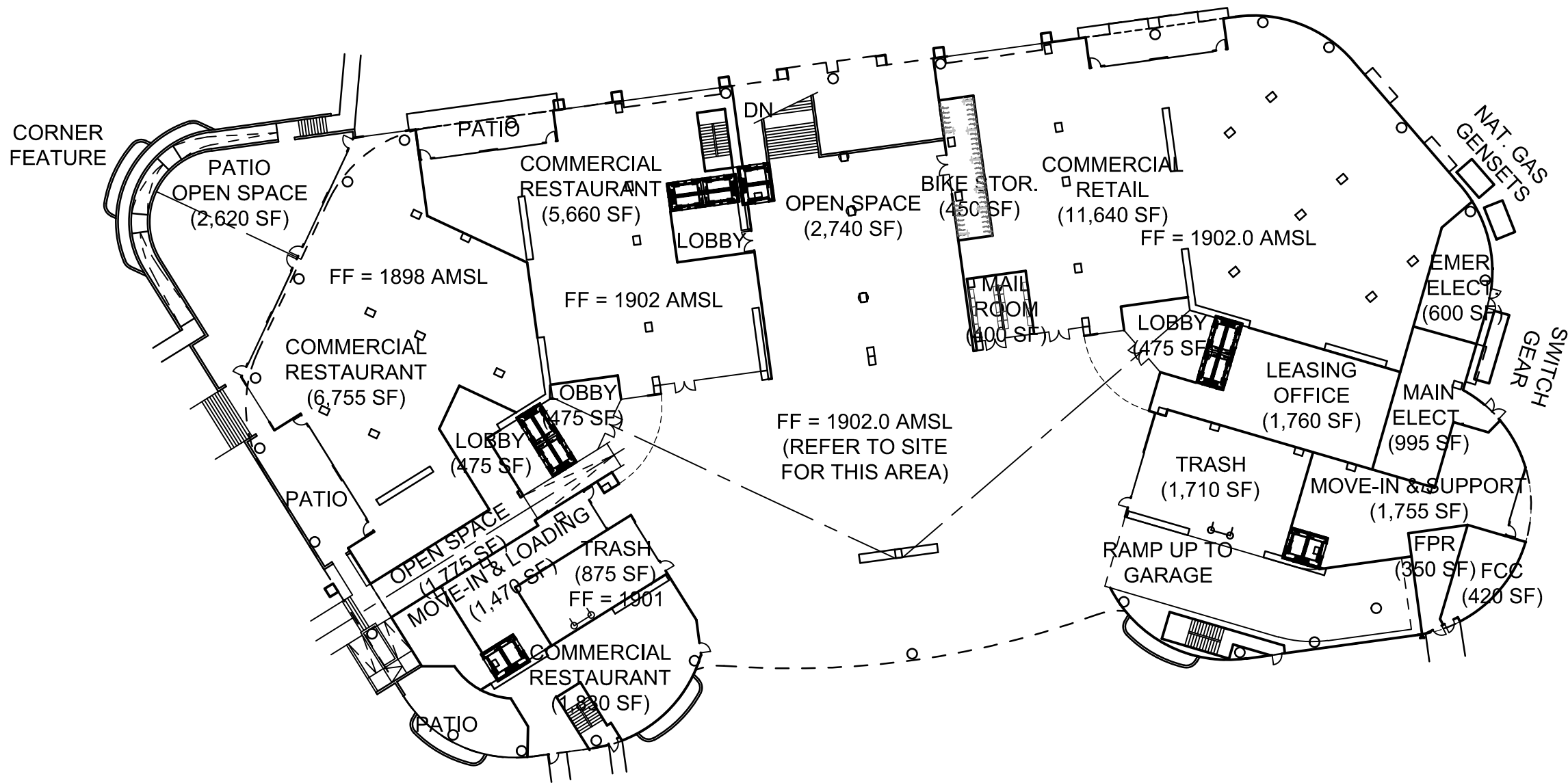


PROJECT:	THE WATERFALLS
	1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
DRAWING:	GROUND/BASEMENT LEVEL - LAKE MEAD PARKWAY
DATE:	20 MARCH 2023
SCALE:	1" = 40'-0"

PROJECT NO.:	N/A
DRAWING NO.:	A2



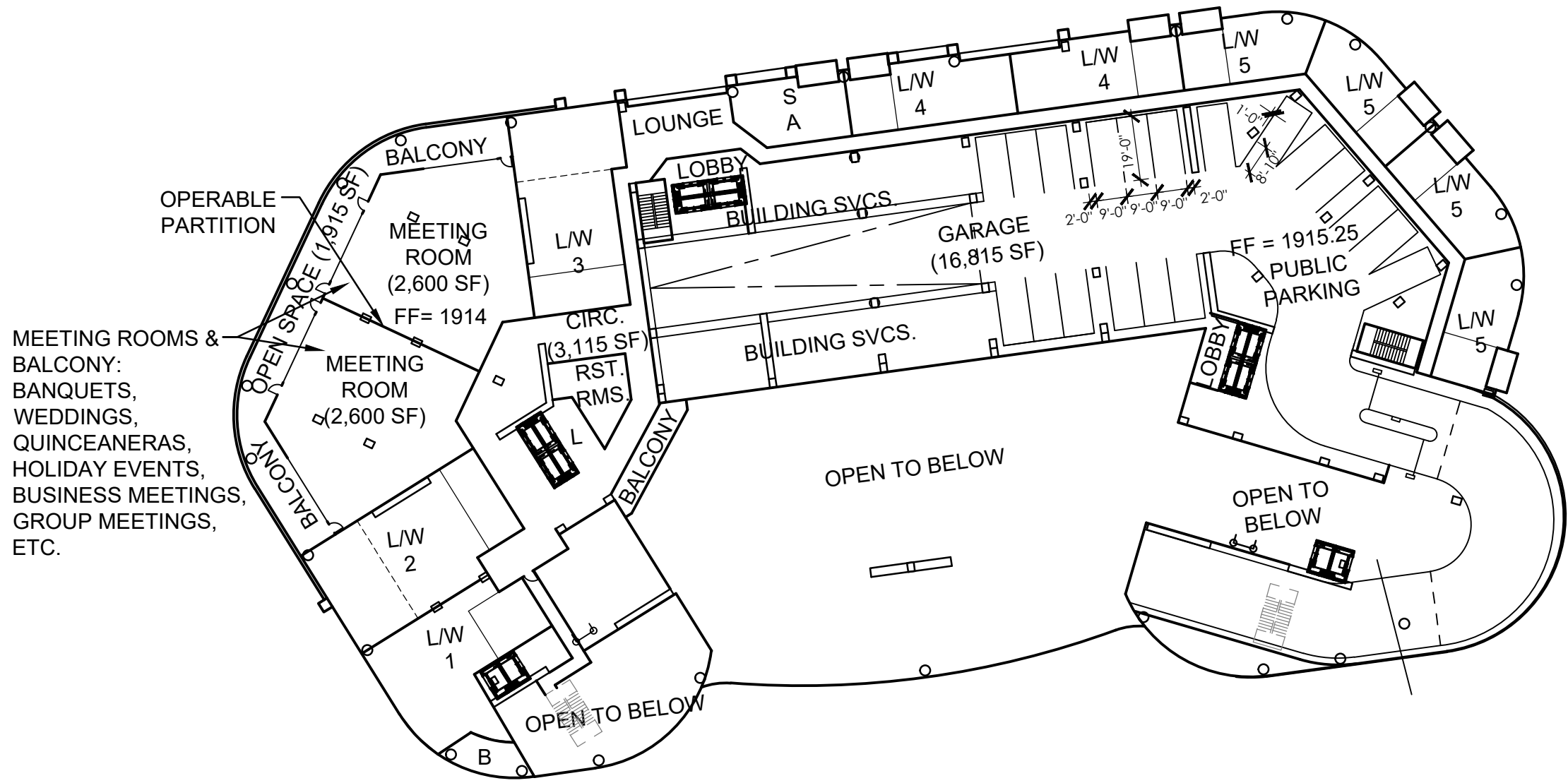
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PROJECT:	THE WATERFALLS
	1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
DRAWING:	LEVEL 1
DATE:	20 MARCH 2023
SCALE:	1" = 40'-0"

PROJECT NO.:	N/A
DRAWING NO.:	A3

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MEETING ROOMS & BALCONY: BANQUETS, WEDDINGS, QUINCEANERAS, HOLIDAY EVENTS, BUSINESS MEETINGS, GROUP MEETINGS, ETC.

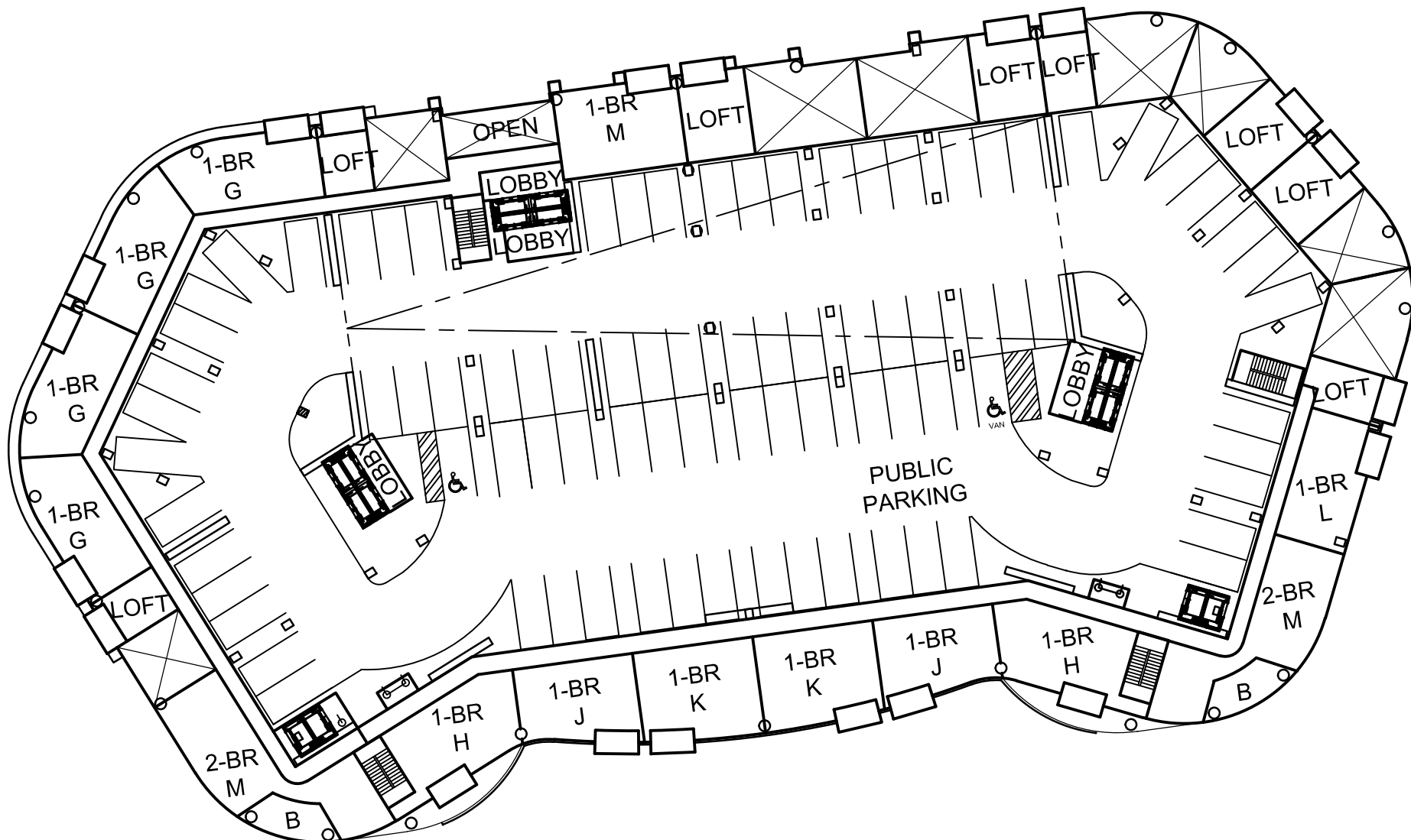
PARKING GARAGE:
2 = 19



PROJECT:	THE WATERFALLS
	1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
DRAWING:	LEVEL 2
DATE:	20 MARCH 2023
SCALE:	1" = 40'-0"

PROJECT NO.:	N/A
DRAWING NO.:	A4

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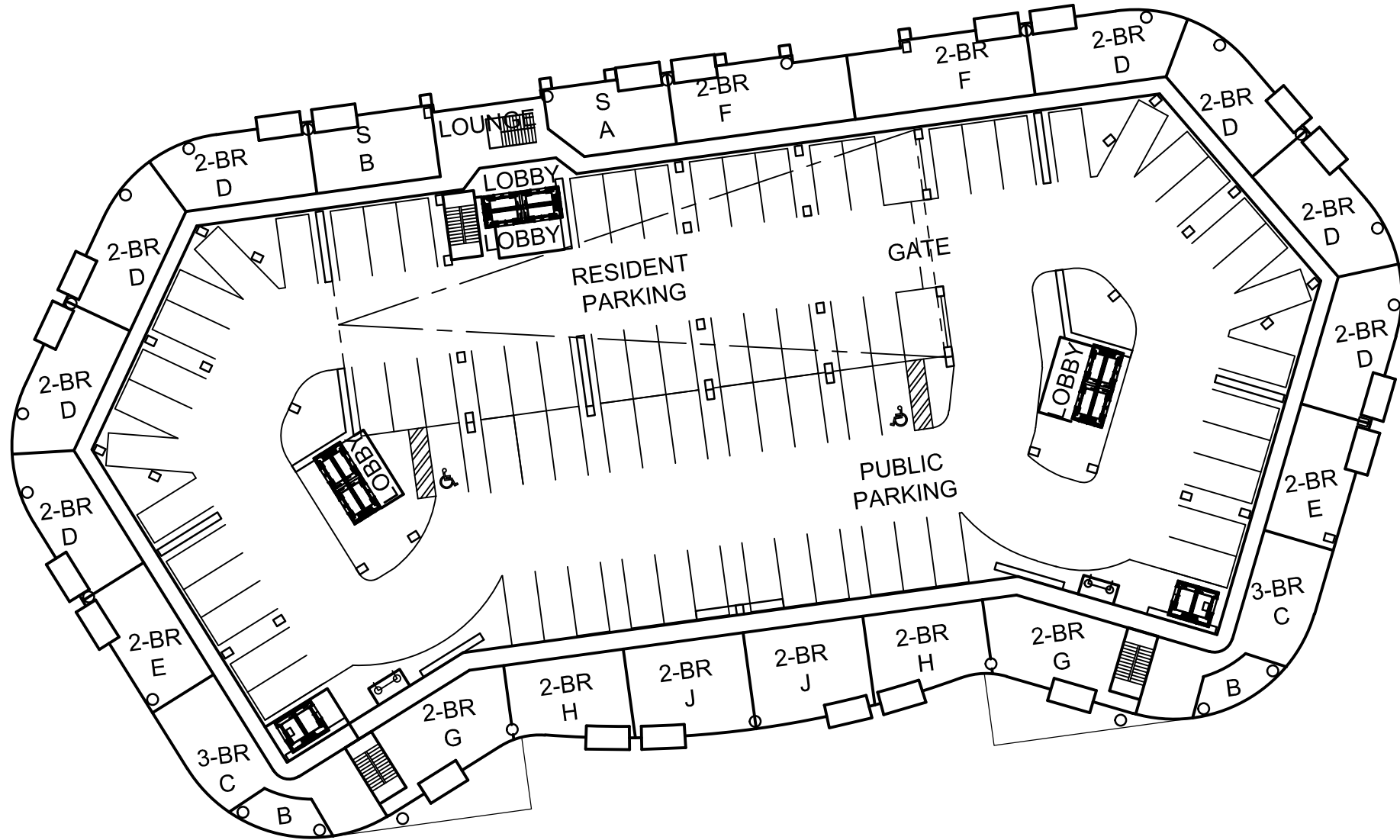


NORTH

PROJECT:	THE WATERFALLS
	1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
DRAWING:	LEVEL 3
DATE:	20 MARCH 2023
SCALE:	1" = 40'-0"

PROJECT NO.:	N/A
DRAWING NO.:	A5

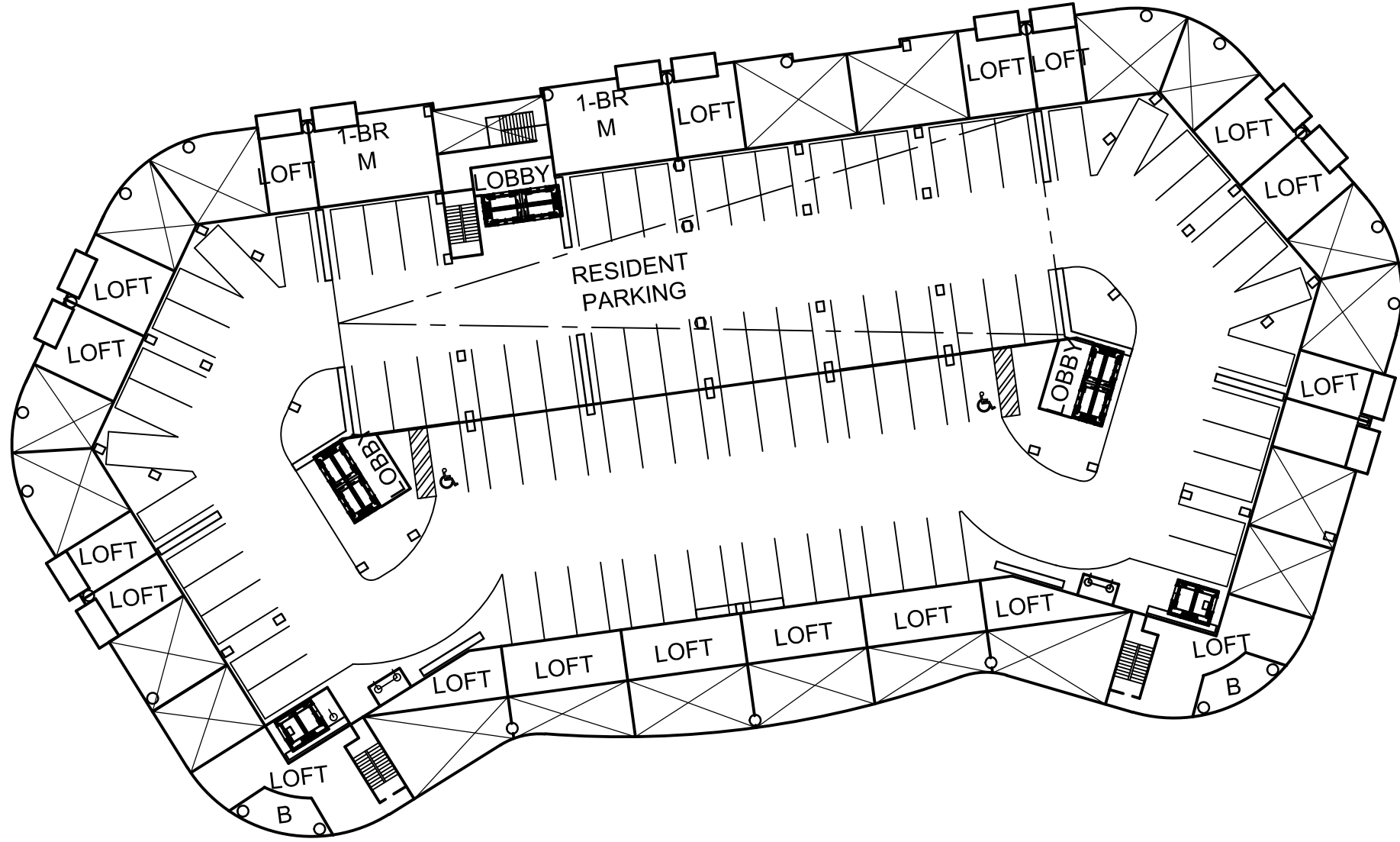
ALL DRAWINGS AND SPECIFICATIONS ISSUED AS PART OF THE SERVICES RENDERED BY THE ARCHITECT FOR THIS PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ANY DUPLICATION OF THE DRAWINGS AND/OR SPECIFICATIONS IN WHOLE OR IN PART FOR USE ON ANY OTHER PROJECT FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF WDS LIMITED, A NEVADA CORPORATION. © 2023



PROJECT:	THE WATERFALLS
	1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
DRAWING:	LEVEL 4
DATE:	20 MARCH 2023
SCALE:	1" = 40'-0"

PROJECT NO.:	N/A
DRAWING NO.:	A6

ALL DRAWINGS AND SPECIFICATIONS ISSUED AS PART OF THE SERVICES RENDERED BY THE ARCHITECT FOR THIS PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ANY DUPLICATION OF THE DRAWINGS AND/OR SPECIFICATIONS IN WHOLE OR IN PART FOR USE ON ANY OTHER PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF WDS LIMITED, A NEVADA CORPORATION. © 2023



PROJECT:	THE WATERFALLS
	1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
DRAWING:	LEVEL 5
DATE:	20 MARCH 2023
SCALE:	1" = 40'-0"

PROJECT NO.:	N/A
DRAWING NO.:	A7

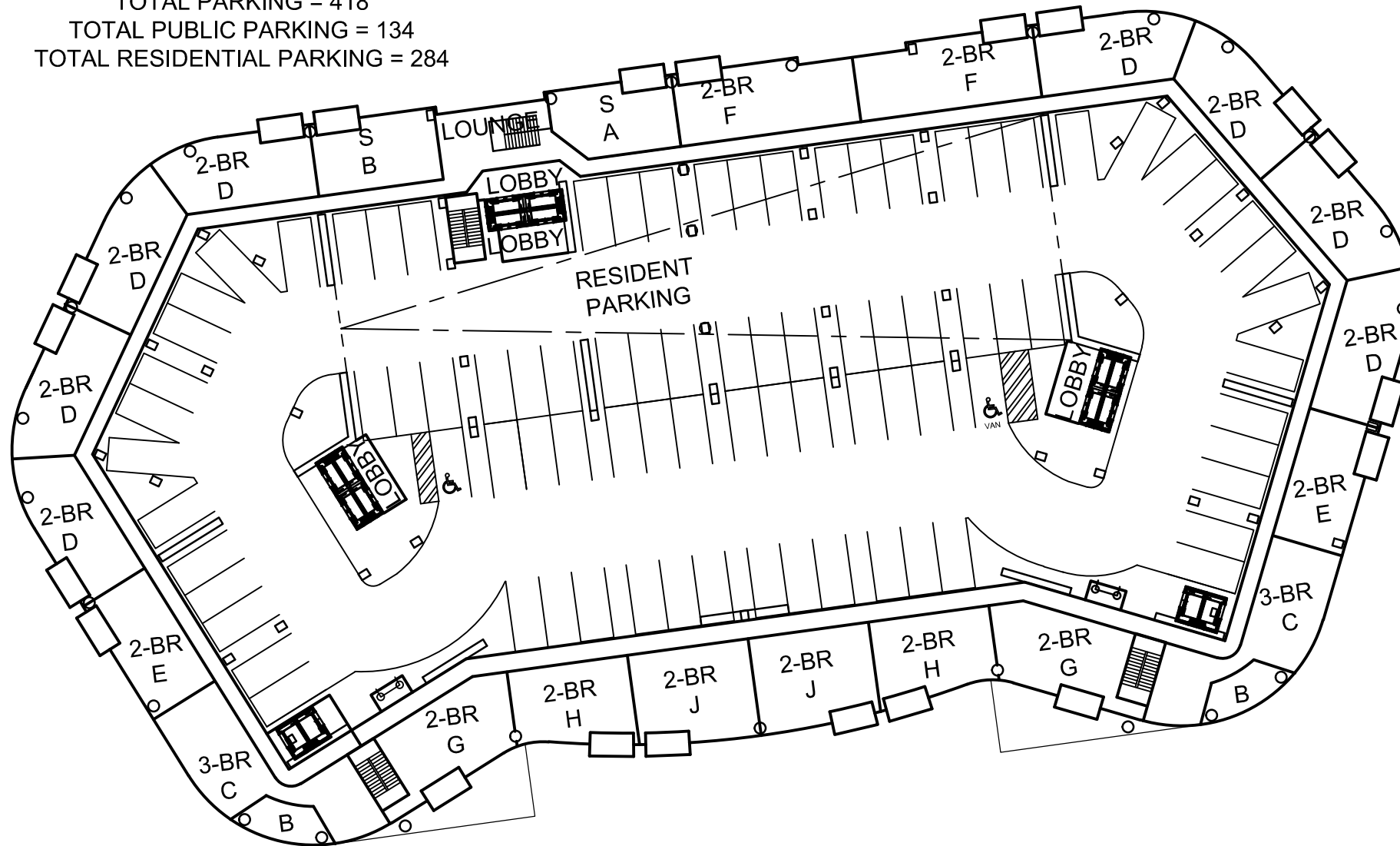
ALL DRAWINGS AND SPECIFICATIONS ISSUED AS PART OF THE SERVICES RENDERED BY THE ARCHITECT FOR THIS PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ANY DUPLICATION OF THE DRAWINGS AND/OR SPECIFICATIONS IN WHOLE OR IN PART FOR USE ON ANY OTHER PROJECT FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF WDS LIMITED, A NEVADA CORPORATION. © 2023



PARKING DATA:
 4 PUBLIC STALLS ON LEVEL 1,
 19 PUBLIC STALLS ON LEVEL 2,
 84 PUBLIC STALLS ON LEVELS 3,
 27 PUBLIC STALLS ON LEVEL 4,
 50 RESIDENT STALLS ON LEVEL 4,
 85 RESIDENT STALLS ON LEVELS 5 & 6.
 64 RESIDENT STALLS ON LEVEL 7.

TOTAL PARKING = 418
 TOTAL PUBLIC PARKING = 134
 TOTAL RESIDENTIAL PARKING = 284

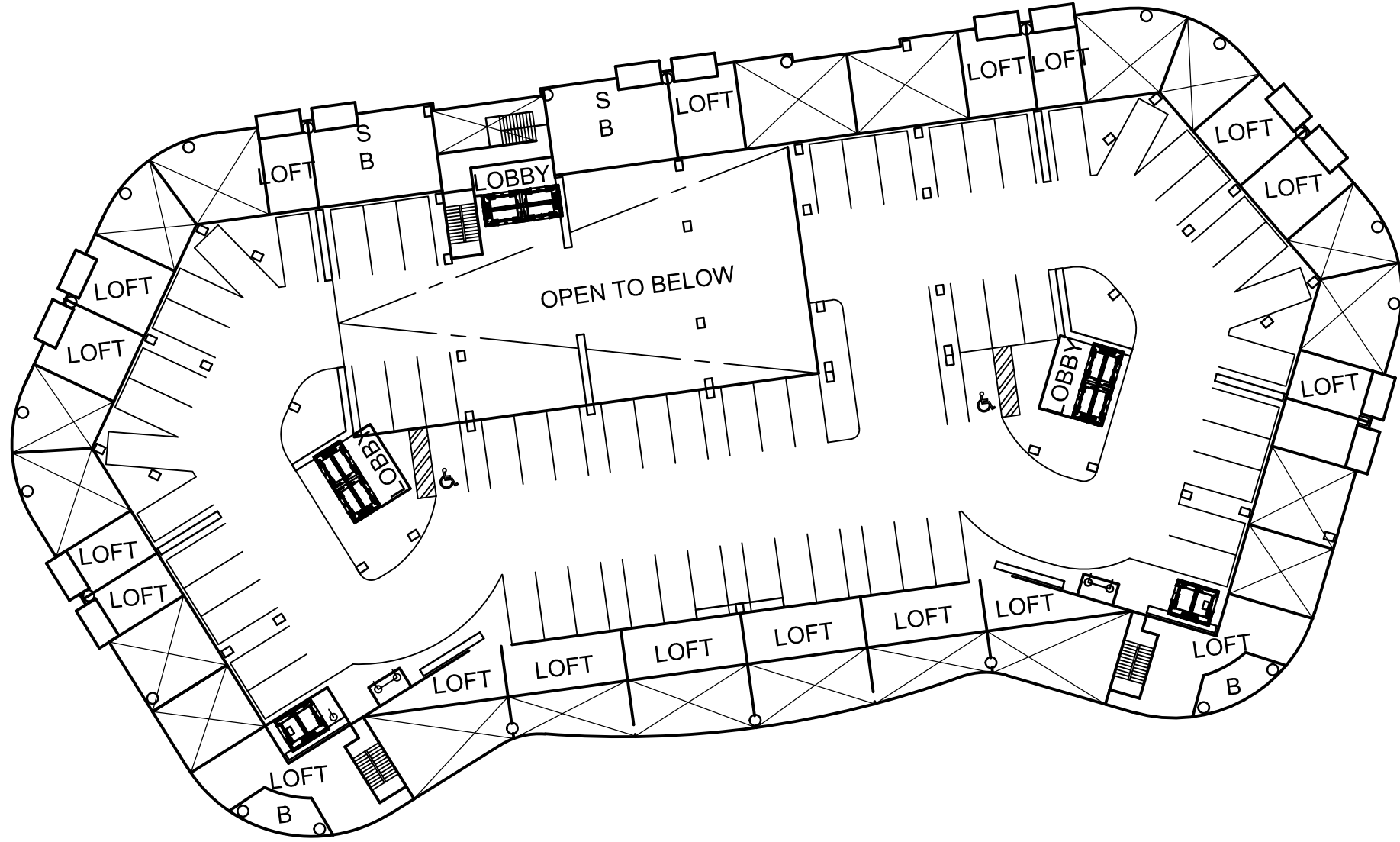
ACCESSIBLE PARKING (INCLUDED IN COUNT ABOVE):
 1 VAN STALL ON LEVEL 1,
 0 STALLS ON LEVEL 2,
 6 + 2 VAN STALLS ON LEVELS 3 THRU 6 +
 2 STALLS ON LEVEL 7.
 TOTAL ACCESSIBLE PARKING = 6 + 3 VAN = 9



PROJECT: THE WATERFALLS
 1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
 DRAWING: LEVEL 6
 DATE: 20 MARCH 2023
 SCALE: 1" = 40'-0"

PROJECT NO.: N/A
 DRAWING NO.: **A8**

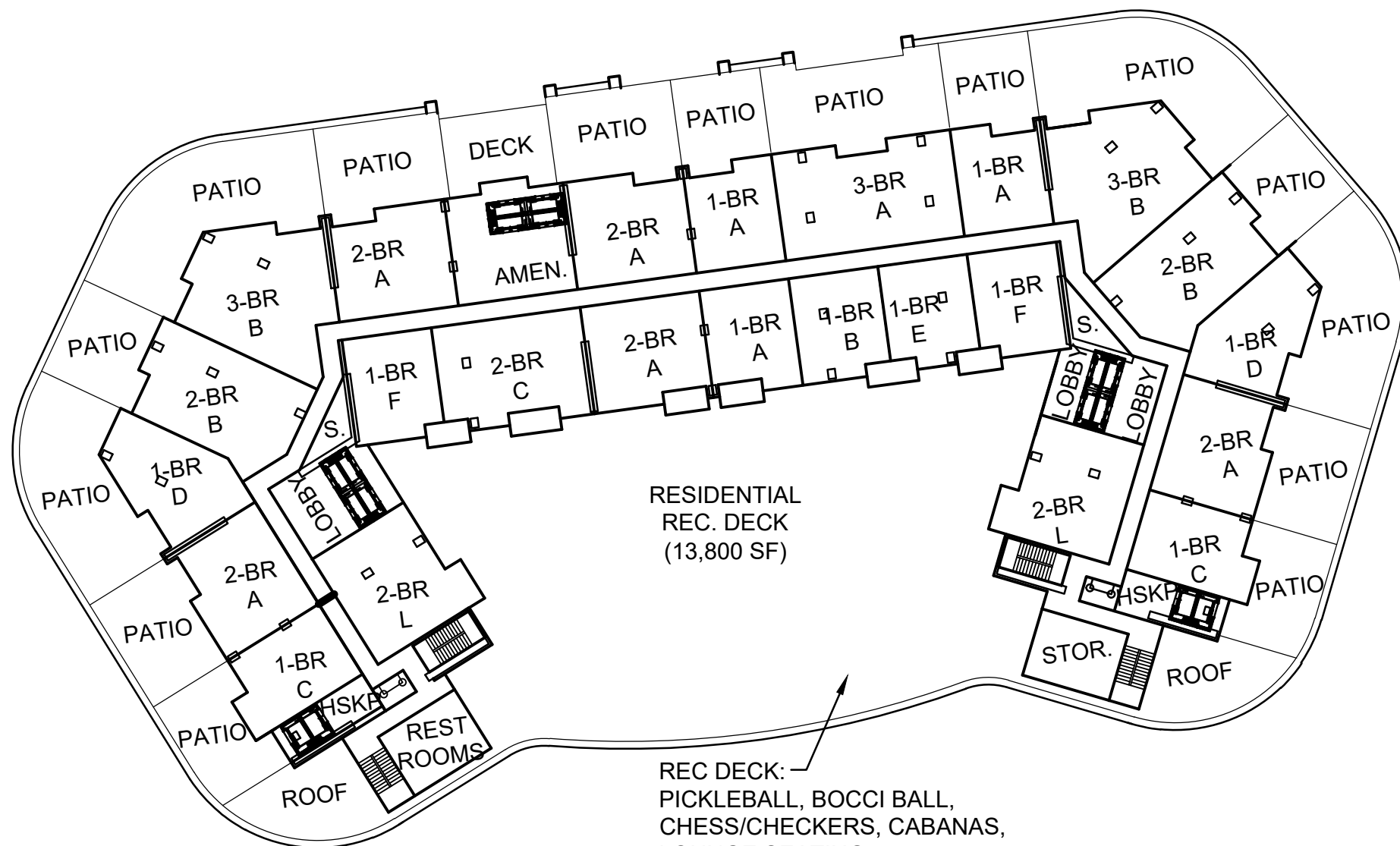
ALL DRAWINGS AND SPECIFICATIONS ISSUED AS PART OF THE SERVICES RENDERED BY THE ARCHITECT FOR THIS PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ANY DUPLICATION OF THE DRAWINGS AND/OR SPECIFICATIONS IN WHOLE OR IN PART FOR USE ON ANY OTHER PROJECT FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF WDS LIMITED, A NEVADA CORPORATION. © 2023



PROJECT:	THE WATERFALLS
	1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
DRAWING:	LEVEL 7
DATE:	20 MARCH 2023
SCALE:	1" = 40'-0"

PROJECT NO.:	N/A
DRAWING NO.:	A9

ALL DRAWINGS AND SPECIFICATIONS ISSUED AS PART OF THE SERVICES RENDERED BY THE ARCHITECT FOR THIS PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ANY DUPLICATION OF THE DRAWINGS AND/OR SPECIFICATIONS IN WHOLE OR IN PART FOR USE ON ANY OTHER PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF WDS LIMITED, A NEVADA CORPORATION. © 2023



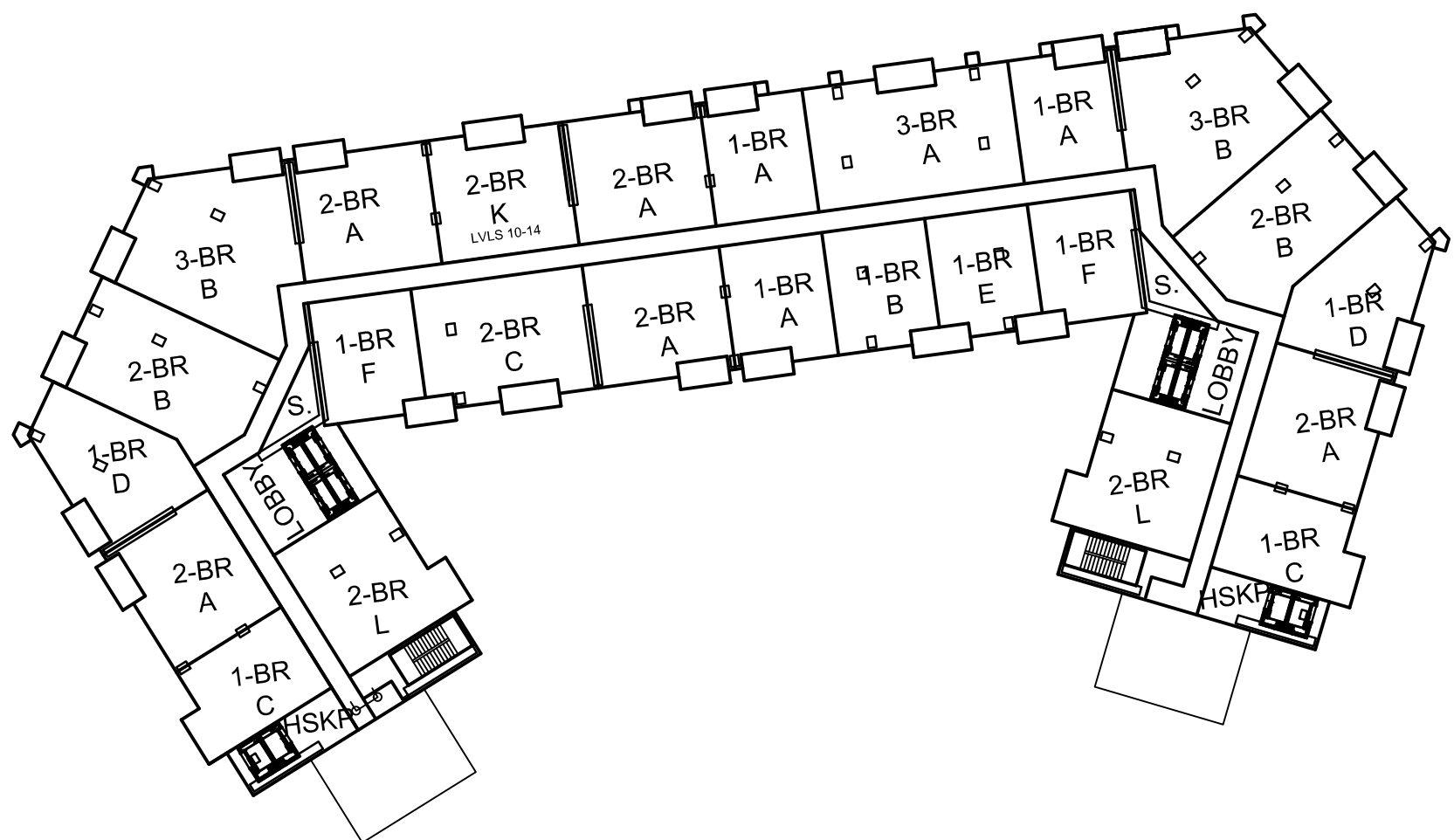
REC DECK:
 PICKLEBALL, BOCCI BALL,
 CHESS/CHECKERS, CABANAS,
 LOUNGE SEATING,
 TABLES/CHAIRS, BBQ STATIONS
 CONTEMPLATED SUBJECT TO
 WIND PATTERN ANALYSIS.



PROJECT:	THE WATERFALLS
	1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
DRAWING:	LEVELS 8
DATE:	20 MARCH 2023
SCALE:	1" = 40'-0"

PROJECT NO.:	N/A
DRAWING NO.:	A10

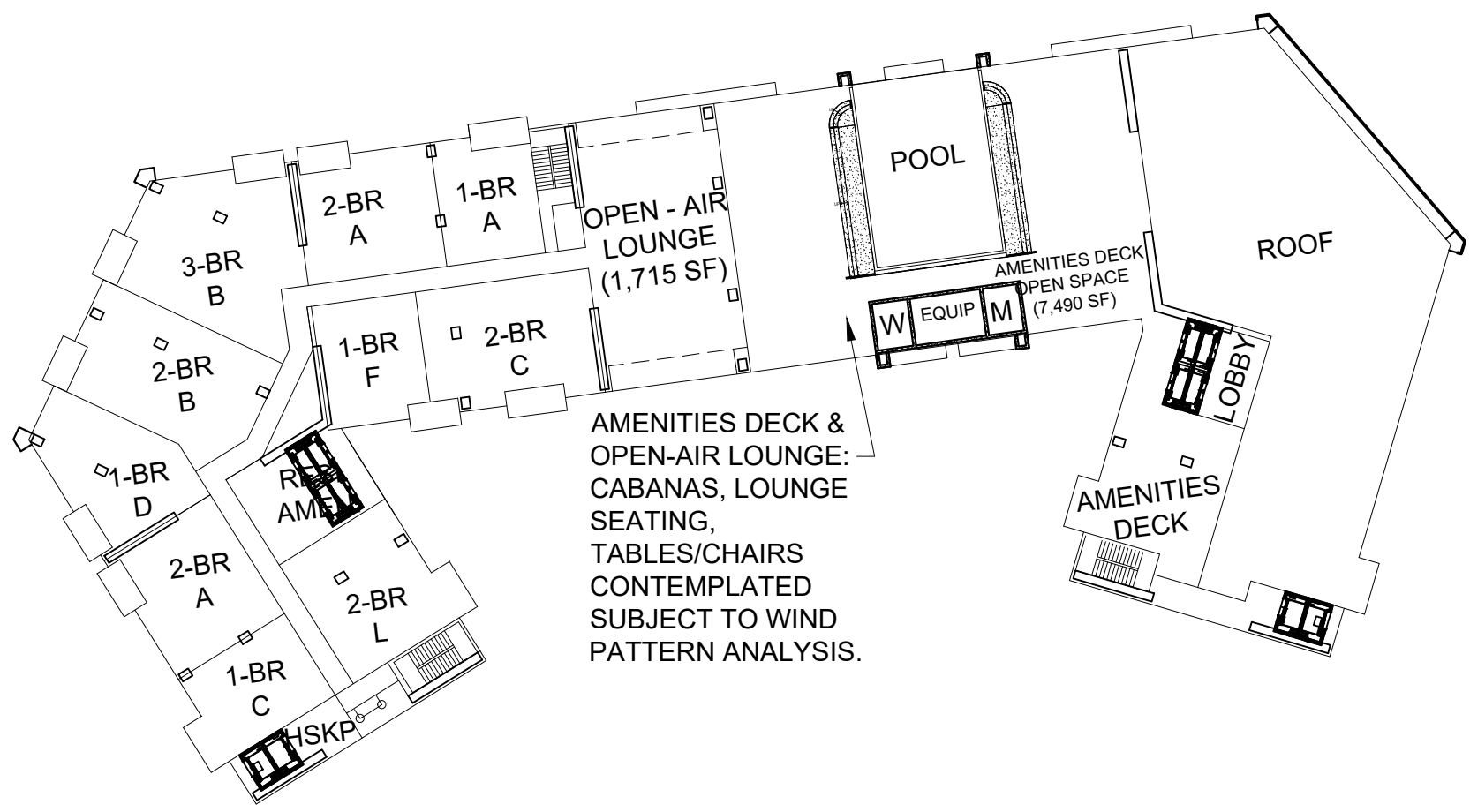
ALL DRAWINGS AND SPECIFICATIONS ISSUED AS PART OF THE SERVICES RENDERED BY THE ARCHITECT FOR THIS PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ANY DUPLICATION OF THE DRAWINGS AND/OR SPECIFICATIONS IN WHOLE OR IN PART FOR USE ON ANY OTHER PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF WUCHERER DESIGN LIMITED, A NEVADA CORPORATION. © 2021



PROJECT:	THE WATERFALLS
	1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
DRAWING:	LEVELS 9 THRU 14
DATE:	20 MARCH 2023
SCALE:	1" = 40'-0"

PROJECT NO.:	N/A
DRAWING NO.:	A11

ALL DRAWINGS AND SPECIFICATIONS ISSUED AS PART OF THE SERVICES RENDERED BY THE ARCHITECT FOR THIS PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ANY DUPLICATION OF THE DRAWINGS AND/OR SPECIFICATIONS IN WHOLE OR IN PART FOR USE ON ANY OTHER PROJECT FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF WDS LIMITED, A NEVADA CORPORATION. © 2023



PROJECT:	THE WATERFALLS
	1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
DRAWING:	LEVEL 15
DATE:	20 MARCH 2023
SCALE:	1" = 40'-0"

PROJECT NO.:	N/A
DRAWING NO.:	A12

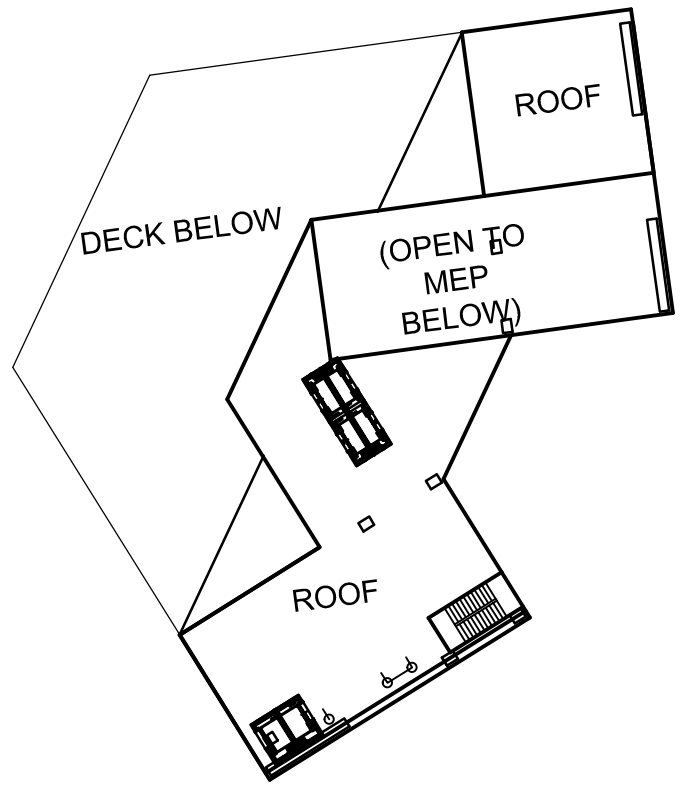
ALL DRAWINGS AND SPECIFICATIONS ISSUED AS PART OF THE SERVICES RENDERED BY THE ARCHITECT FOR THIS PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ANY DUPLICATION OF THE DRAWINGS AND/OR SPECIFICATIONS IN WHOLE OR IN PART FOR USE ON ANY OTHER PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF WUCHERER DESIGN LIMITED, A NEVADA CORPORATION. © 2021



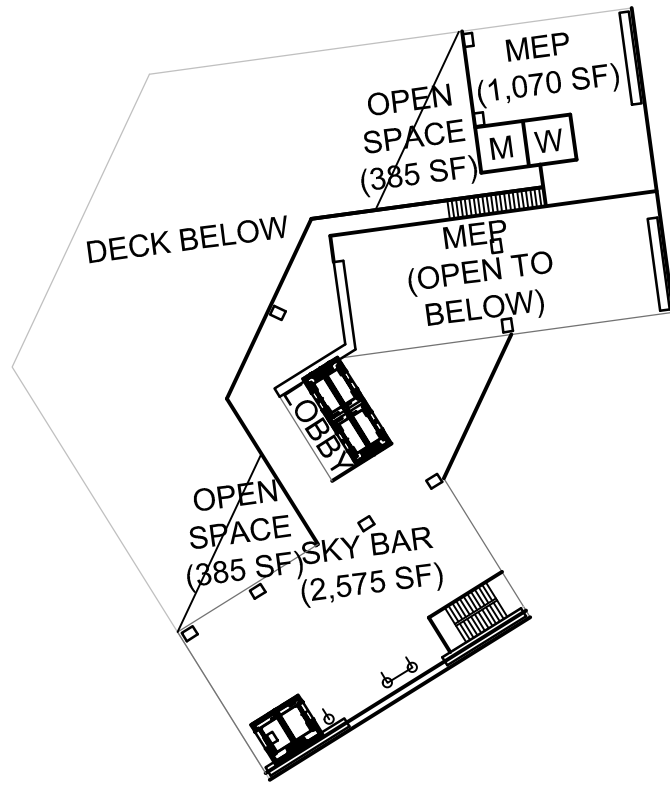
PROJECT:	THE WATERFALLS
	1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
DRAWING:	LEVELS 16 THRU 18
DATE:	20 MARCH 2023
SCALE:	1" = 40'-0"

PROJECT NO.:	N/A
DRAWING NO.:	A13

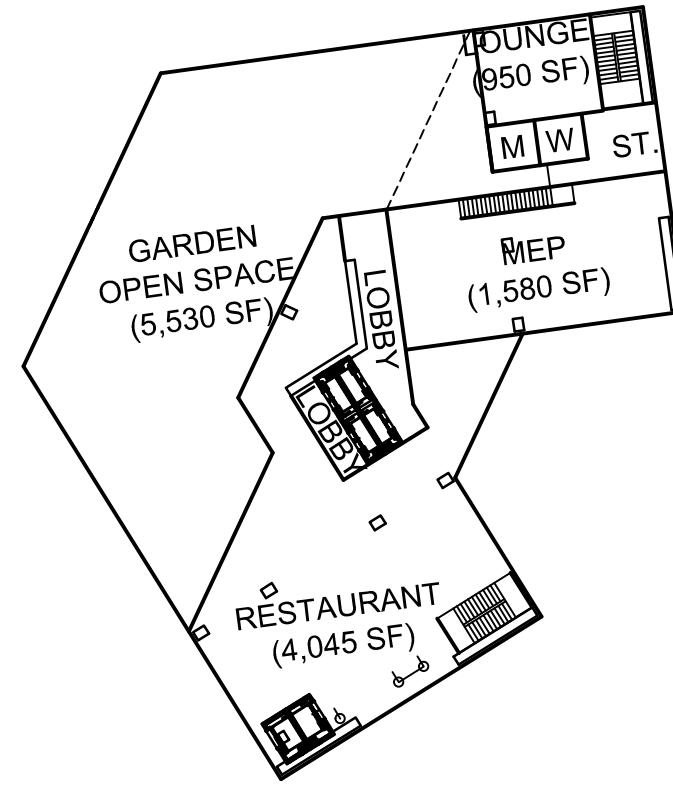
ALL DRAWINGS AND SPECIFICATIONS ISSUED AS PART OF THE SERVICES RENDERED BY THE ARCHITECT FOR THIS PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ANY DUPLICATION OF THE DRAWINGS AND/OR SPECIFICATIONS IN WHOLE OR IN PART FOR USE ON ANY OTHER PROJECT FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF WDG LIMITED, A NEVADA CORPORATION. © 2023



LEVEL 21



LEVEL 20



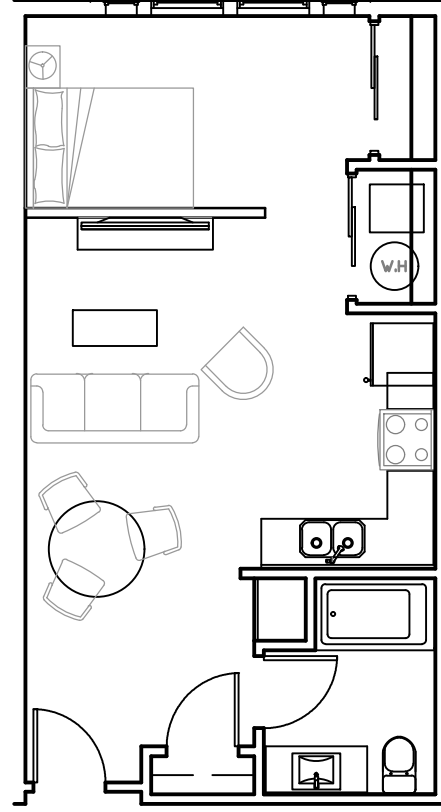
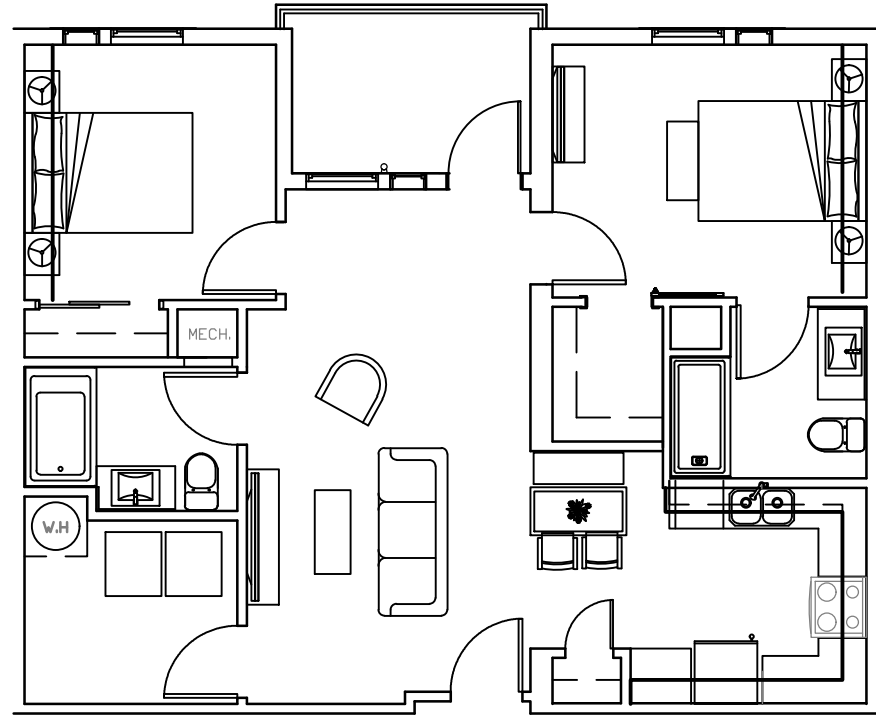
LEVEL 19



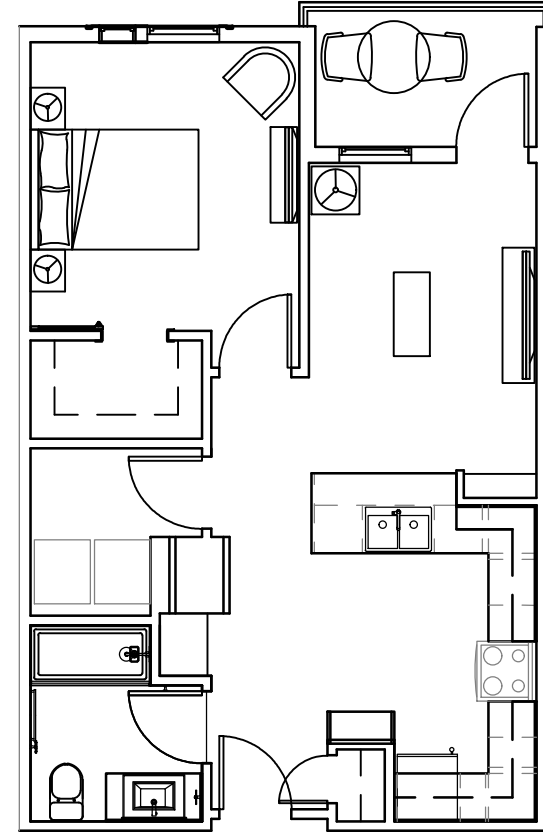
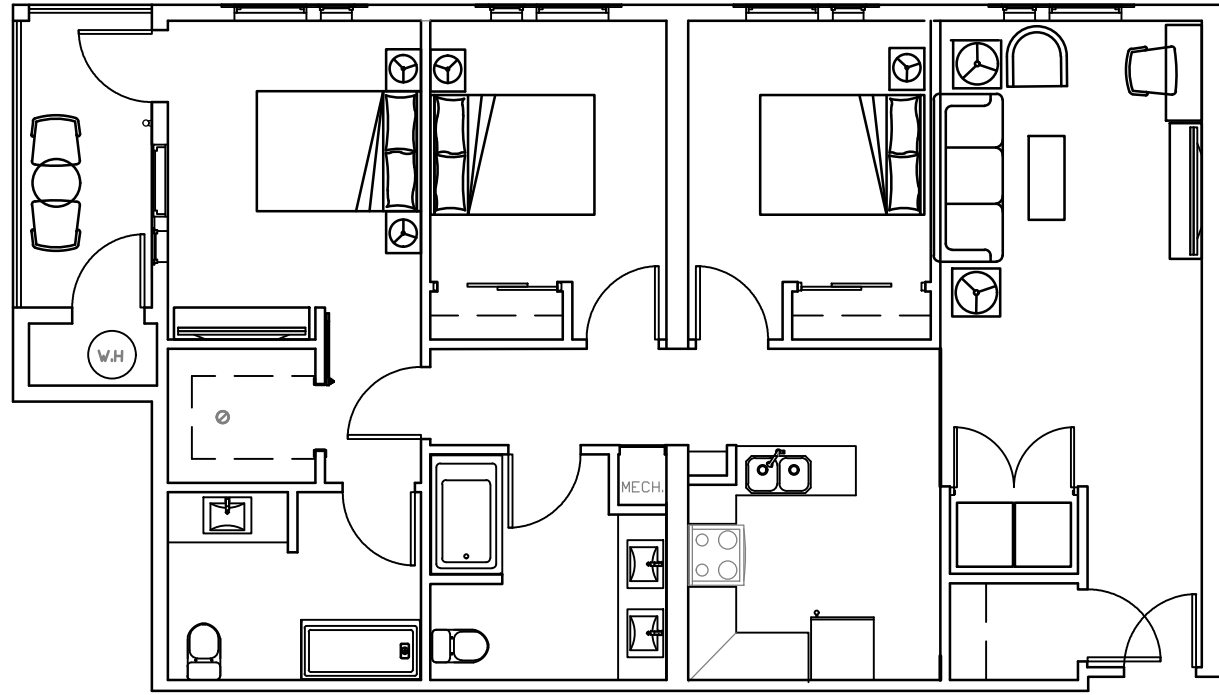
PROJECT:	THE WATERFALLS
	1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
DRAWING:	LEVELS 19, 20 & 21
DATE:	20 MARCH 2023
SCALE:	1" = 40'-0"

PROJECT NO.:	N/A
DRAWING NO.:	A14

ALL DRAWINGS AND SPECIFICATIONS ISSUED AS PART OF THE SERVICES RENDERED BY THE ARCHITECT FOR THIS PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ANY DUPLICATION OF THE DRAWINGS AND/OR SPECIFICATIONS IN WHOLE OR IN PART FOR USE ON ANY OTHER PROJECT FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF WDS LIMITED, A NEVADA CORPORATION. © 2023



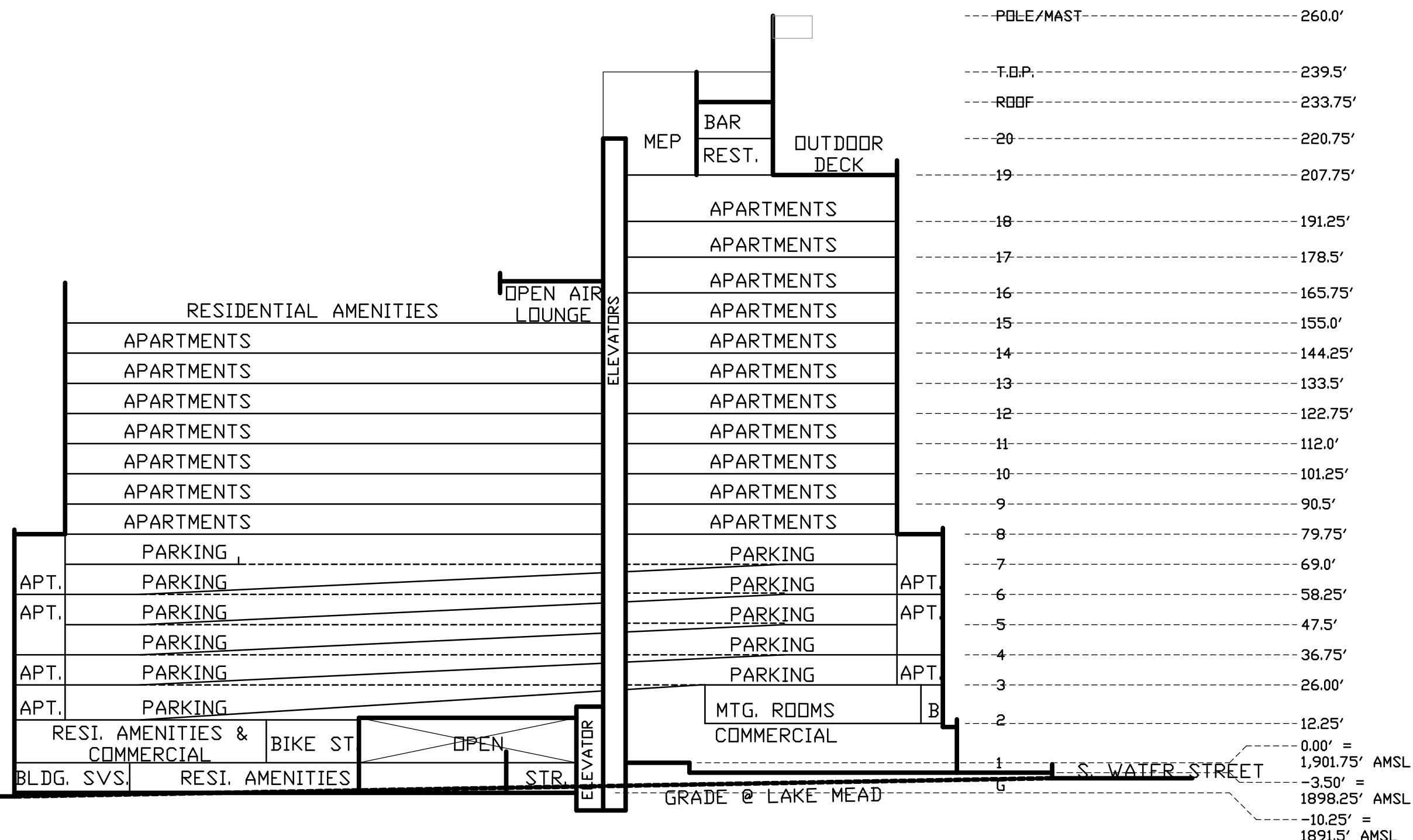
RECEIVED
8/22/22
COMMUNITY DEVELOPMENT
AND SERVICES



PROJECT: THE WATERFALLS
1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
DRAWING: EXAMPLE STUDIO, 1-, 2- & 3- BEDROOM PLANS
DATE: 22 AUGUST 2022
SCALE: 1/8" = 1'-0"

PROJECT NO.:
DRAWING NO.:
A15

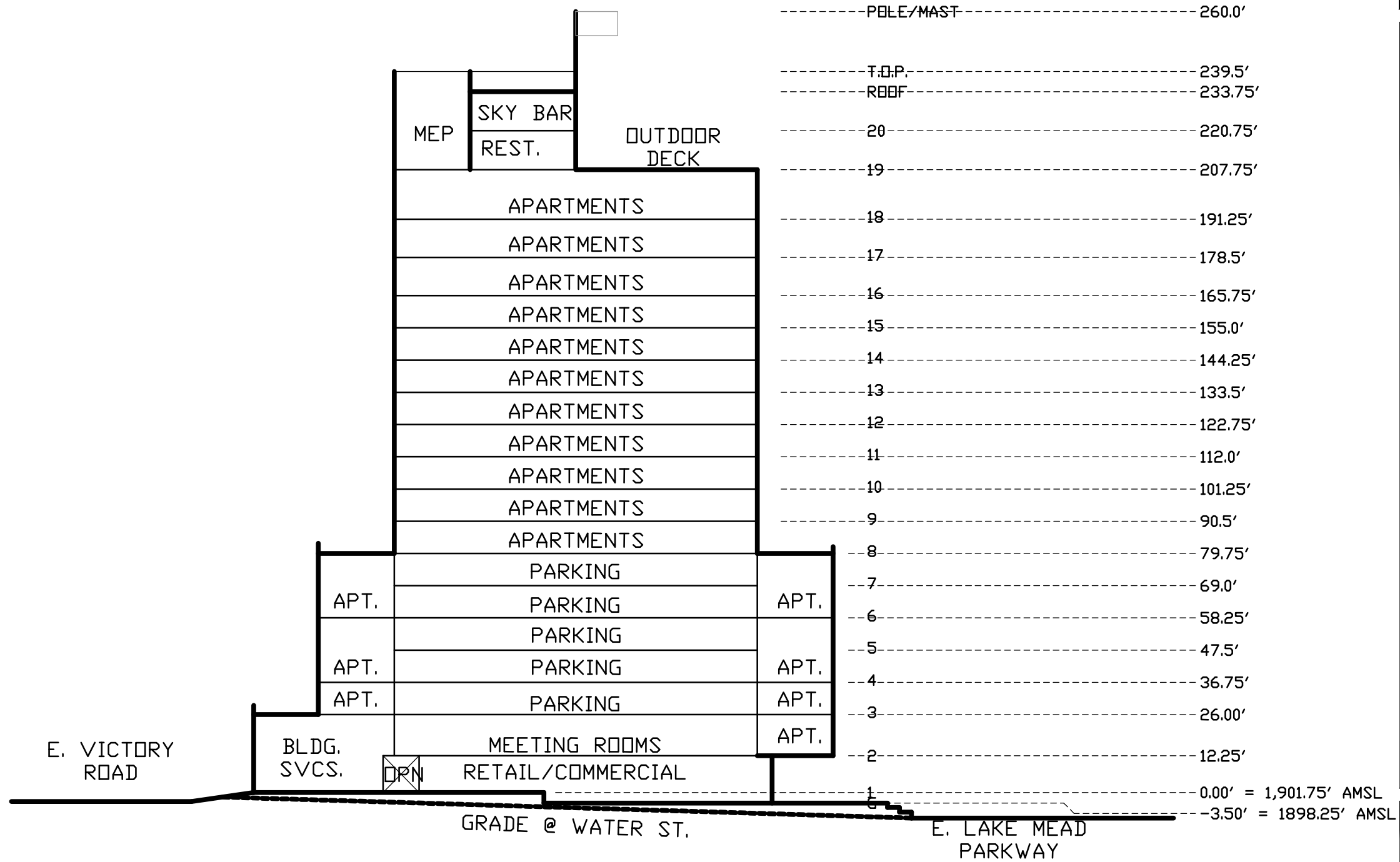
ALL DRAWINGS AND SPECIFICATIONS ISSUED AS PART OF THE SERVICES RENDERED BY THE ARCHITECT FOR THIS PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ANY DUPLICATION OF THE DRAWINGS AND/OR SPECIFICATIONS IN WHOLE OR IN PART FOR USE ON ANY OTHER PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS, IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF WUCHERER DESIGN LIMITED, A NEVADA CORPORATION. © 2021



PROJECT: THE WATERFALLS
 1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
 DRAWING: EAST-WEST SITE SECTION
 DATE: 20 MARCH 2023
 SCALE: 1" = 40'-0"

PROJECT NO.: N/A
 DRAWING NO.: A15

ALL DRAWINGS AND SPECIFICATIONS ISSUED AS PART OF THE SERVICES RENDERED BY THE ARCHITECT FOR THIS PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ANY DUPLICATION OF THE DRAWINGS AND/OR SPECIFICATIONS IN WHOLE OR IN PART FOR USE ON ANY OTHER PROJECT FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF WDG LIMITED, A NEVADA CORPORATION. © 2023



PROJECT: THE WATERFALLS
 1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
 DRAWING: NORTH-SOUTH SITE SECTION
 DATE: 20 MARCH 2023
 SCALE: 1" = 40'-0"

PROJECT NO.: N/A
 DRAWING NO.: **A16**

ALL DRAWINGS AND SPECIFICATIONS ISSUED AS PART OF THE SERVICES RENDERED BY THE ARCHITECT FOR THIS PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ANY DUPLICATION OF THE DRAWINGS AND/OR SPECIFICATIONS IN WHOLE OR IN PART FOR USE ON ANY OTHER PROJECT FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF WDG LIMITED, A NEVADA CORPORATION. © 2023



FINISH LEGEND

ARCHITECTURAL WALL PANEL FINISHES



NICHIHA
RIBBED CUSTOM
BLUE

METAL FINISHES



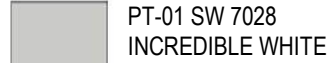
ML-01
ALUMINUM

STONE

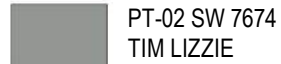


ST-01
ELDORADO STONE
SHADOW ROCK

PAINT PALETTE



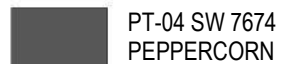
PT-01 SW 7028
INCREDIBLE WHITE



PT-02 SW 7674
TIM LIZZIE



PT-03 SW 7674
IRON ORE



PT-04 SW 7674
PEPPERCORN



PT-05 SW 7674
INDIGO BATIK



- T.O.P 239' - 6"
- ROOF 233' - 9"
- Level 20 220' - 9"
- Level 19 207' - 9"
- Level 18 191' - 3"
- Level 17 178' - 6"
- Level 16 165' - 9"
- Level 15 155' - 0"
- Level 14 144' - 3"
- Level 13 133' - 6"
- Level 12 122' - 9"
- Level 11 112' - 0"
- Level 10 101' - 3"
- Level 9 90' - 6"
- Level 8 79' - 9"
- Level 7 69' - 0"
- Level 6 58' - 3"
- Level 5 47' - 6"
- Level 4 36' - 9"
- Level 3 26' - 0"
- Level 2 12' - 3"
- Level 1 1901' - 9"
- Level 0 - West 1898' - 3"



THE WATERFALLS
1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
DRAWING: WEST ELEVATION
DATE: 20 MARCH 2023
SCALE: As indicated

PROJECT NO.: N/A
DRAWING NO.: **A17**

① SOUTH-WEST ELEVATION
1/32" = 1'-0"

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FINISH LEGEND

ARCHITECTURAL WALL PANEL FINISHES



NICHIHA RIBBED CUSTOM BLUE

METAL FINISHES



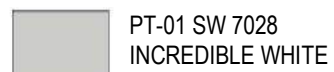
ML-01 ALUMINUM

STONE

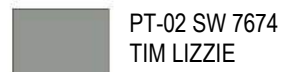


ST-01 ELDORADO STONE SHADOW ROCK

PAINT PALETTE



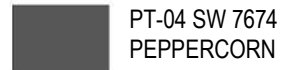
PT-01 SW 7028 INCREDIBLE WHITE



PT-02 SW 7674 TIM LIZZIE



PT-03 SW 7674 IRON ORE



PT-04 SW 7674 PEPPERCORN



PT-05 SW 7674 INDIGO BATIK



- T.O.P 239' - 6"
- 233' - 9"
- Level 20 220' - 9"
- Level 19 207' - 9"
- Level 18 191' - 3"
- Level 17 178' - 6"
- Level 16 165' - 9"
- Level 15 155' - 0"
- Level 14 144' - 3"
- Level 13 133' - 6"
- Level 12 122' - 9"
- Level 11 112' - 0"
- Level 10 101' - 3"
- Level 9 90' - 6"
- Level 8 79' - 9"
- Level 7 69' - 0"
- Level 6 58' - 3"
- Level 5 47' - 6"
- Level 4 36' - 9"
- Level 3 26' - 0"
- Level 2 12' - 3"
- Level 1 1901' - 9"
- Level 0 - West 1898' - 3"
- Level 0 - East 1891' - 6"



THE WATERFALLS
1 SOUTH WATER STREET, HENDERSON, NEVADA 89015

DRAWING: NORTH-WEST ELEVATION

DATE: 20 MARCH 2023

SCALE: As indicated

PROJECT NO.: N/A
DRAWING NO.:

A18

1 NORTH-WEST ELEVATION
1/32" = 1'-0"

ALL DRAWINGS AND SPECIFICATIONS ISSUED AS PART OF THE SERVICES RENDERED BY THE ARCHITECT FOR THIS PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ANY DUPLICATION OF THE DRAWINGS AND/OR SPECIFICATIONS IN WHOLE OR IN PART FOR USE ON ANY OTHER PROJECT FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF WDG LIMITED, A NEVADA CORPORATION. © 2023



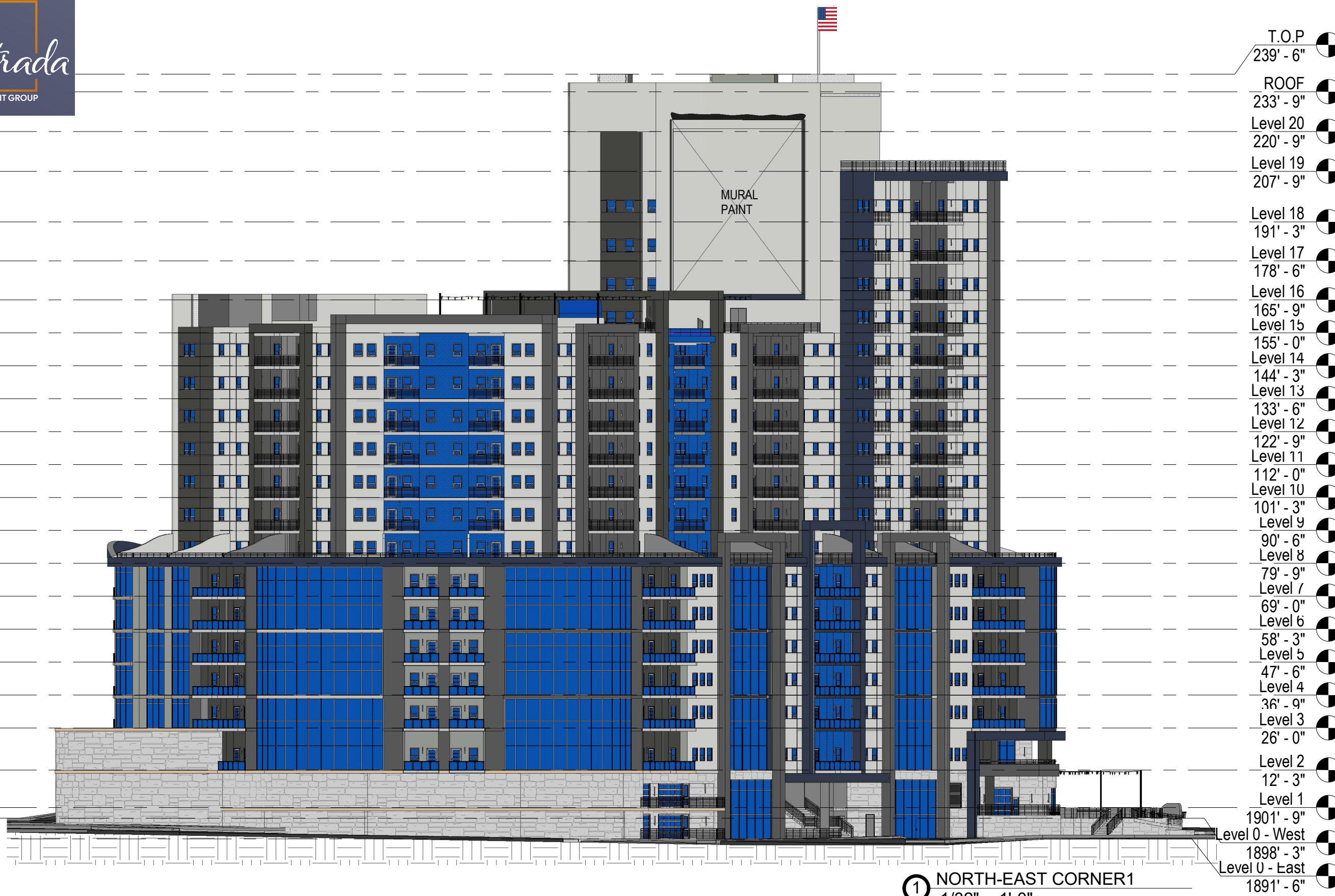
- T.O.P 239' - 6"
- ROOF 233' - 9"
- Level 20 220' - 9"
- Level 19 207' - 9"
- Level 18 191' - 3"
- Level 17 178' - 6"
- Level 16 165' - 9"
- Level 15 155' - 0"
- Level 14 144' - 3"
- Level 13 133' - 6"
- Level 12 122' - 9"
- Level 11 112' - 0"
- Level 10 101' - 3"
- Level 9 90' - 6"
- Level 8 79' - 9"
- Level 7 69' - 0"
- Level 6 58' - 3"
- Level 5 47' - 6"
- Level 4 36' - 9"
- Level 3 26' - 0"
- Level 2 12' - 3"
- Level 1 1901' - 19"
- Level 0 - West 1898' - 13"
- Level 0 - East 1891' - 6"

① NORTH - ELEVATION
1/32" = 1'-0"

THE WATERFALLS
 1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
 DRAWING: NORTH ELEVATION
 DATE: 20 MARCH 2023
 SCALE: 1/32" = 1'-0"

PROJECT NO.: N/A
 DRAWING NO.: **A19**

ALL DRAWINGS AND SPECIFICATIONS ISSUED AS PART OF THE SERVICES RENDERED BY THE ARCHITECT FOR THIS PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ANY DUPLICATION OF THE DRAWINGS AND/OR SPECIFICATIONS IN WHOLE OR IN PART FOR USE ON ANY OTHER PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF WDG LIMITED, A NEVADA CORPORATION. © 2023



- T.O.P 239' - 6"
- ROOF 233' - 9"
- Level 20 220' - 9"
- Level 19 207' - 9"
- Level 18 191' - 3"
- Level 17 178' - 6"
- Level 16 165' - 9"
- Level 15 155' - 0"
- Level 14 144' - 3"
- Level 13 133' - 6"
- Level 12 122' - 9"
- Level 11 112' - 0"
- Level 10 101' - 3"
- Level 9 90' - 6"
- Level 8 79' - 9"
- Level 7 69' - 0"
- Level 6 58' - 3"
- Level 5 47' - 6"
- Level 4 36' - 9"
- Level 3 26' - 0"
- Level 2 12' - 3"
- Level 1 1901' - 9"
- Level 0 - West 1898' - 3"
- Level 0 - East 1891' - 6"

① NORTH-EAST CORNER1
1/32" = 1'-0"

THE WATERFALLS
 1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
 DRAWING: NORTH-EAST ELEVATION
 DATE: 20 MARCH 2023
 SCALE: 1/32" = 1'-0"

PROJECT NO.: N/A
 DRAWING NO.: **A20**

ALL DRAWINGS AND SPECIFICATIONS ISSUED AS PART OF THE SERVICES RENDERED BY THE ARCHITECT FOR THIS PROJECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT. ANY DUPLICATION OF THE DRAWINGS AND/OR SPECIFICATIONS IN WHOLE OR IN PART FOR USE ON ANY OTHER PROJECT OR FOR COMPLETION OF THIS PROJECT BY OTHERS IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT OF WDG LIMITED, A NEVADA CORPORATION. © 2023



FINISH LEGEND

ARCHITECTURAL WALL PANEL FINISHES



METAL FINISHES



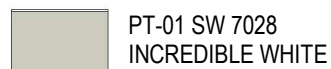
ML-02 EXPANDED METAL MESH

STONE

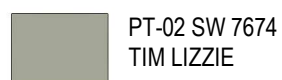


ST-01 ELDORADO STONE SHADOW ROCK

PAINT PALETTE



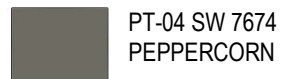
PT-01 SW 7028 INCREDIBLE WHITE



PT-02 SW 7674 TIM LIZZIE



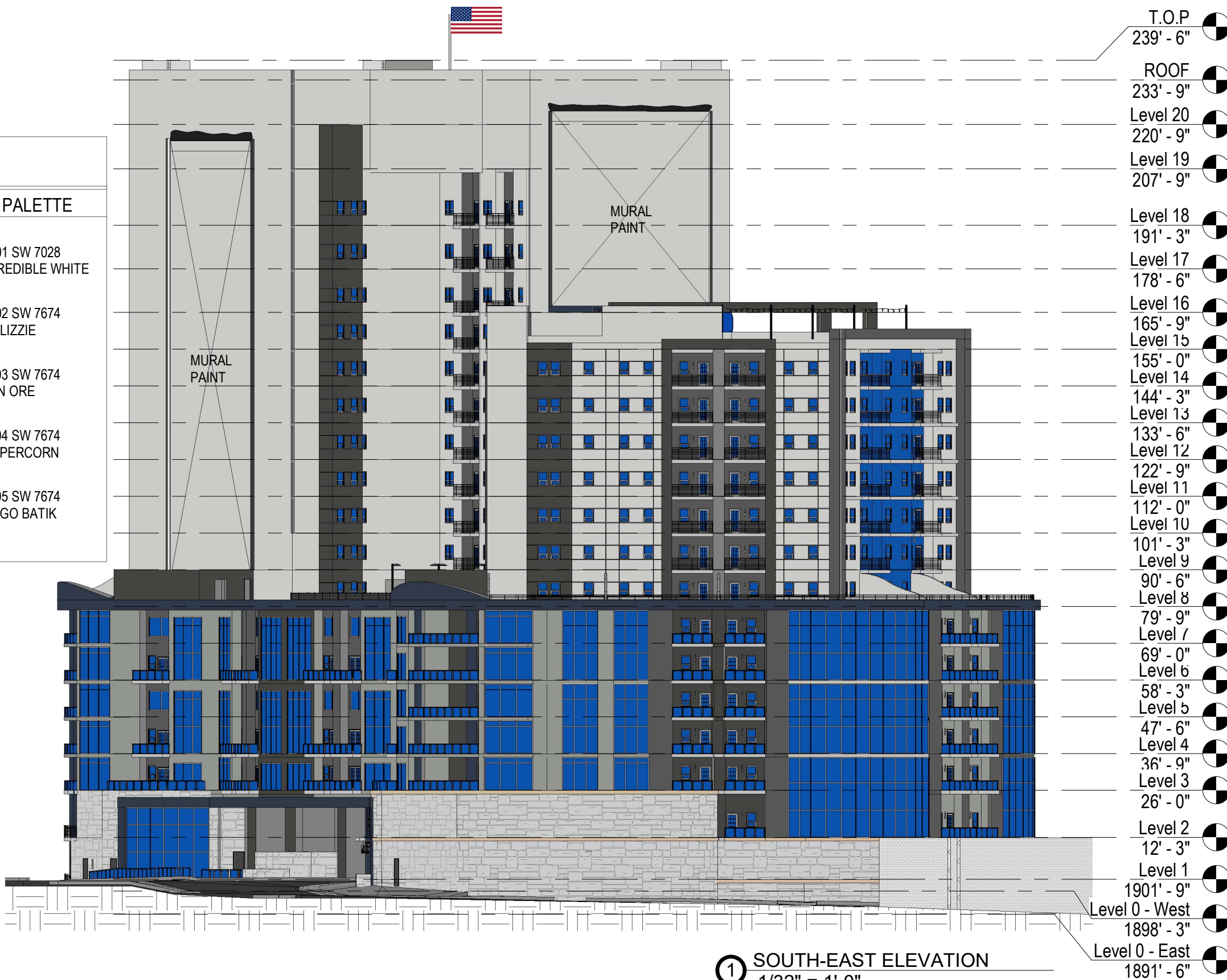
PT-03 SW 7674 IRON ORE



PT-04 SW 7674 PEPPERCORN



PT-05 SW 7674 INDIGO BATIK



1 SOUTH-EAST ELEVATION
1/32" = 1'-0"

- T.O.P 239' - 6"
- ROOF 233' - 9"
- Level 20 220' - 9"
- Level 19 207' - 9"
- Level 18 191' - 3"
- Level 17 178' - 6"
- Level 16 165' - 9"
- Level 15 155' - 0"
- Level 14 144' - 3"
- Level 13 133' - 6"
- Level 12 122' - 9"
- Level 11 112' - 0"
- Level 10 101' - 3"
- Level 9 90' - 6"
- Level 8 79' - 9"
- Level 7 69' - 0"
- Level 6 58' - 3"
- Level 5 47' - 6"
- Level 4 36' - 9"
- Level 3 26' - 0"
- Level 2 12' - 3"
- Level 1 1901' - 9"
- Level 0 - West 1898' - 3"
- Level 0 - East 1891' - 6"



THE WATERFALLS
1 SOUTH WATER STREET, HENDERSON, NEVADA 89015

DRAWING: SOUTH-EAST ELEVATION

DATE: 20 MARCH 2023

SCALE: As indicated

PROJECT NO.: N/A
DRAWING NO.:

A21



- T.O.P 239' - 6"
- ROOF 233' - 9"
- Level 20 220' - 9"
- Level 19 207' - 9"
- Level 18 191' - 3"
- Level 17 178' - 6"
- Level 16 165' - 9"
- Level 15 155' - 0"
- Level 14 144' - 3"
- Level 13 133' - 6"
- Level 12 122' - 9"
- Level 11 112' - 0"
- Level 10 101' - 3"
- Level 9 90' - 6"
- Level 8 79' - 9"
- Level 7 69' - 0"
- Level 6 58' - 3"
- Level 5 47' - 6"
- Level 4 36' - 9"
- Level 3 26' - 0"
- Level 2 12' - 3"
- Level 1 1901' - 9"
- Level 0 - West 1898' - 3"
- Level 0 - East 1891' - 6"






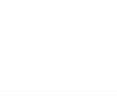



1 SOUTH ELEVATION
1/32" = 1'-0"

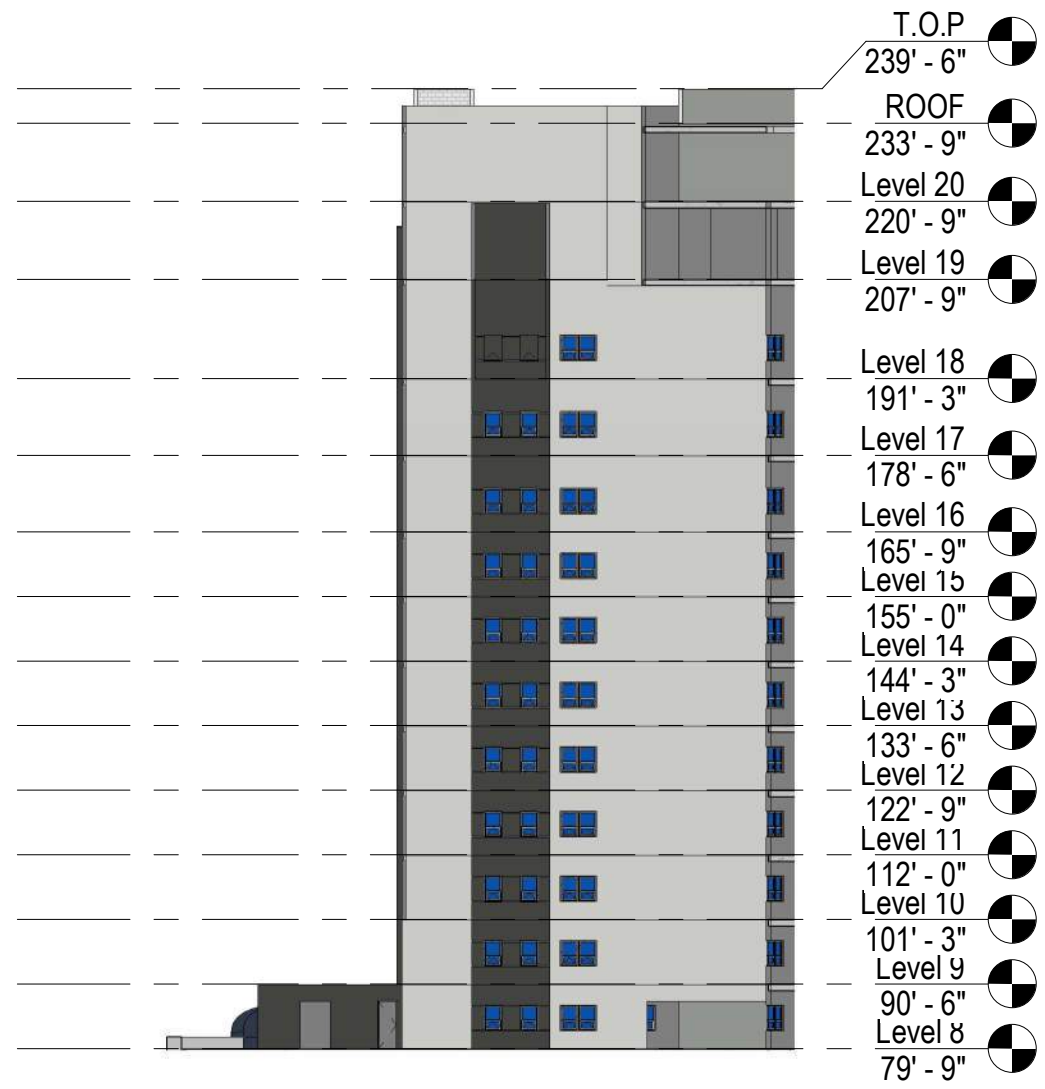
THE WATERFALLS
 1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
 DRAWING: SOUTH ELEVATION
 DATE: 20 MARCH 2023
 SCALE: 1/32" = 1'-0"

PROJECT NO.: N/A
 DRAWING NO.: A22

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FINISH LEGEND	
ARCHITECTURAL WALL PANEL FINISHES	PAINT PALETTE
 NICHHA RIBBED CUSTOM BLUE	 PT-01 SW 7028 INCREDIBLE WHITE
METAL FINISHES	 PT-02 SW 7674 TIM LIZZIE
 ML-01 ALUMINUM	 PT-03 SW 7674 IRON ORE
 ML-02 EXPANDED METAL MESH	 PT-04 SW 7674 PEPPERCORN
STONE	 PT-05 SW 7674 INDIGO BATIK
 ST-01 ELDORADO STONE SHADOW ROCK	



② REC. DECK WEST ELEVATION
1/32" = 1'-0"




① REC. DECK EAST ELEVATION
1/32" = 1'-0"

THE WATERFALLS
1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
DRAWING: REC. DECK ELEVATIONS
DATE: 20 MARCH 2023
SCALE: As indicated

PROJECT NO.: N/A
DRAWING NO.: **A23**

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FINISH LEGEND	
ARCHITECTURAL WALL PANEL FINISHES	PAINT PALETTE
 NICHHA RIBBED CUSTOM BLUE METAL FINISHES  ML-01 ALUMINUM STONE  ST-01 ELDORADO STONE SHADOW ROCK	 PT-01 SW 7028 INCREDIBLE WHITE  PT-02 SW 7674 TIM LIZZIE  PT-03 SW 7674 IRON ORE  PT-04 SW 7674 PEPPERCORN  PT-05 SW 7674 INDIGO BATIK



① REC. DECK NORTH ELEVATION
1/32" = 1'-0"

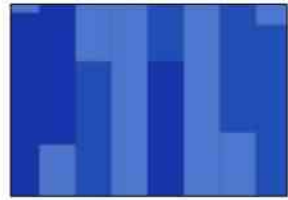
PROJECT NO.: N/A
DRAWING NO.: **A24**

THE WATERFALLS
1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
DRAWING: REC. DECK NORTH ELEVATION
DATE: 20 MARCH 2023
SCALE: As indicated

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ARCHITECTURAL WALL PANEL FINISHES



NICHIHA
RIBBED CUSTOM
BLUE

STONE



ST-01
ELDORADO STONE
MOUNTAIN LEDGE PANELS
RUSSET

METAL FINISHES



ML-01
ALUMINUM

PAINT PALETTE



PT-01
SW 7028
INCREDIBLE WHITE



PT-02
SW 7674
TIM LIZZIE



PT-03
SW 7674
IRON ORE



PT-04
SW 7674
PEPPERCORN

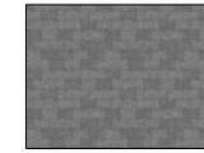


PT-05
SW 7674
INDIGO BATIK

FLOORING



CONCRETE



PAVERS

EPDM ROOFING



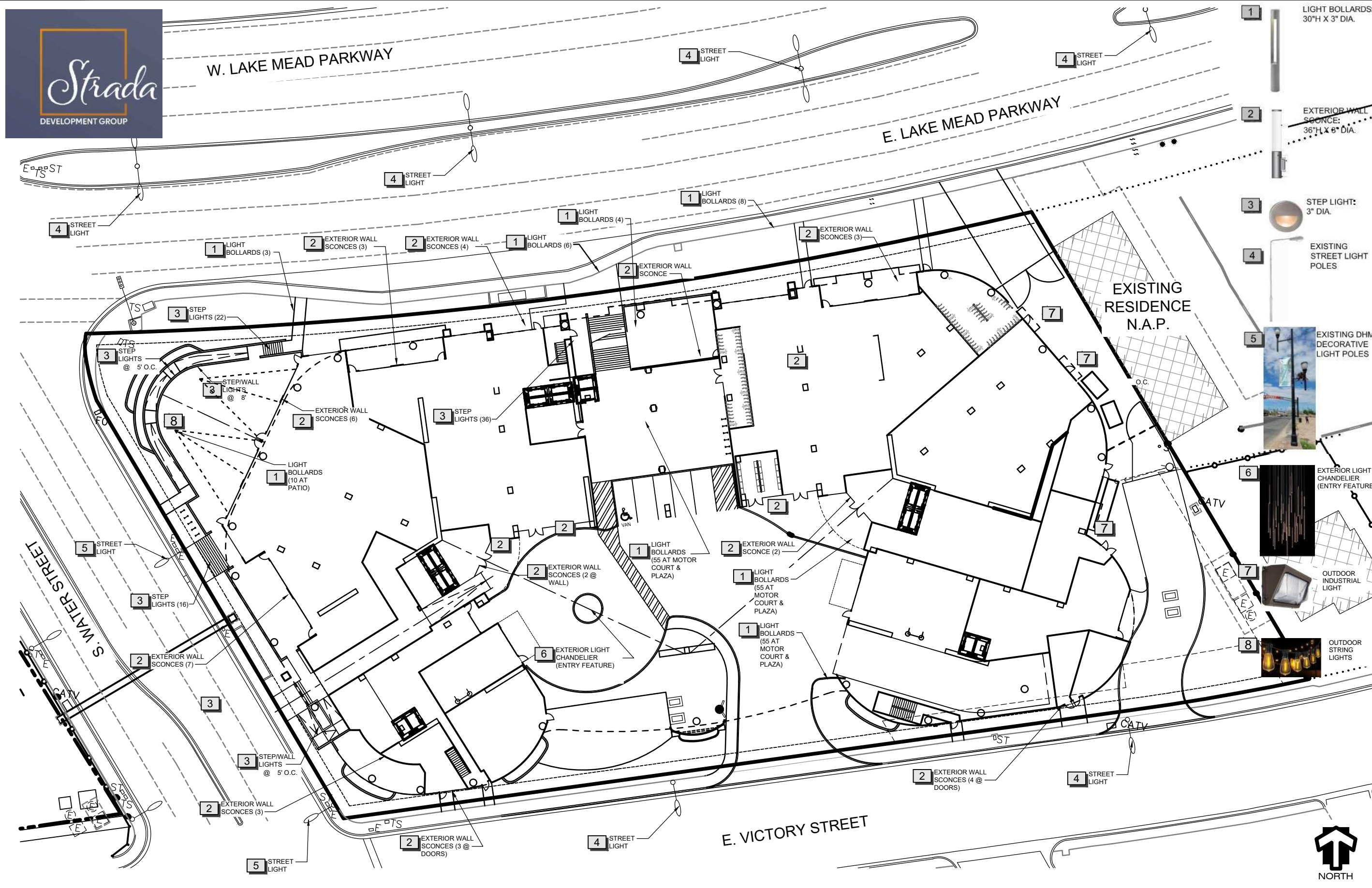
EPDM ROOFING



THE WATERFALLS	
1 SOUTH WATER STREET, HENDERSON, NEVADA 89015	
DRAWING: MATERIALS	
DATE: 20 MARCH 2023	
SCALE:	

PROJECT NO.: N/A
DRAWING NO.: A25

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1 LIGHT BOLLARDS: 30"H X 3" DIA.

2 EXTERIOR WALL SCONCE: 36"H X 6" DIA.

3 STEP LIGHT: 3" DIA.

4 EXISTING STREET LIGHT POLES

5 EXISTING DHMP DECORATIVE LIGHT POLES

6 EXTERIOR LIGHT CHANDELIER (ENTRY FEATURE)

7 OUTDOOR INDUSTRIAL LIGHT

8 OUTDOOR STRING LIGHTS

THE WATERFALLS
 1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
 OVERALL LIGHTING PLAN
 20 MARCH 2023
 1" = 40'-0"

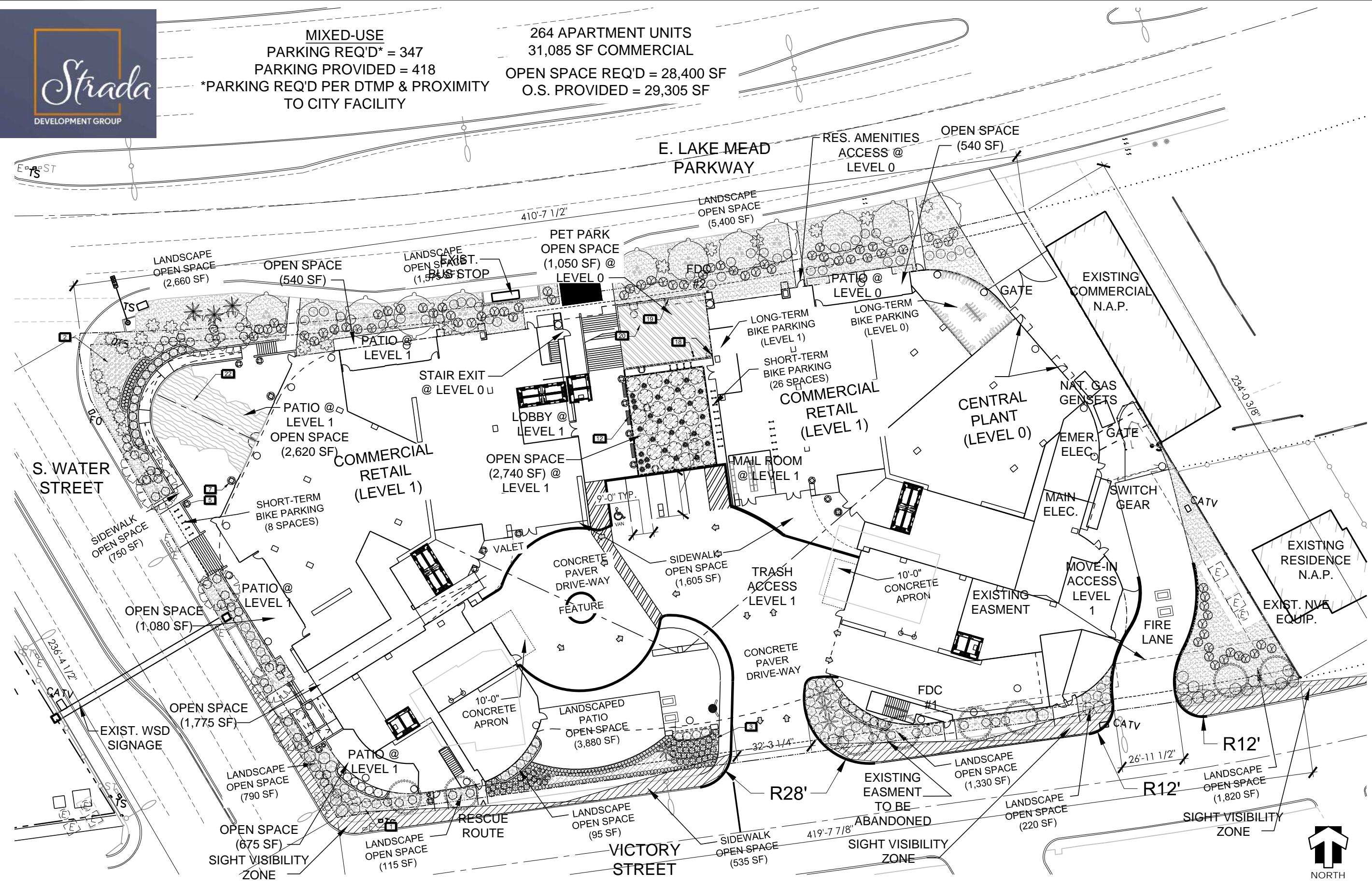
N/A
LT-1





MIXED-USE
 PARKING REQ'D* = 347
 PARKING PROVIDED = 418
 *PARKING REQ'D PER DTMP & PROXIMITY
 TO CITY FACILITY

264 APARTMENT UNITS
 31,085 SF COMMERCIAL
 OPEN SPACE REQ'D = 28,400 SF
 O.S. PROVIDED = 29,305 SF



PROJECT: THE WATERFALLS
 1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
 DRAWING: OVERALL LANDSCAPE PLAN
 DATE: 20 MARCH 2020
 SCALE: 1" = 40'-0"

PROJECT NO.: N/A
 DRAWING NO.: **L1.1**

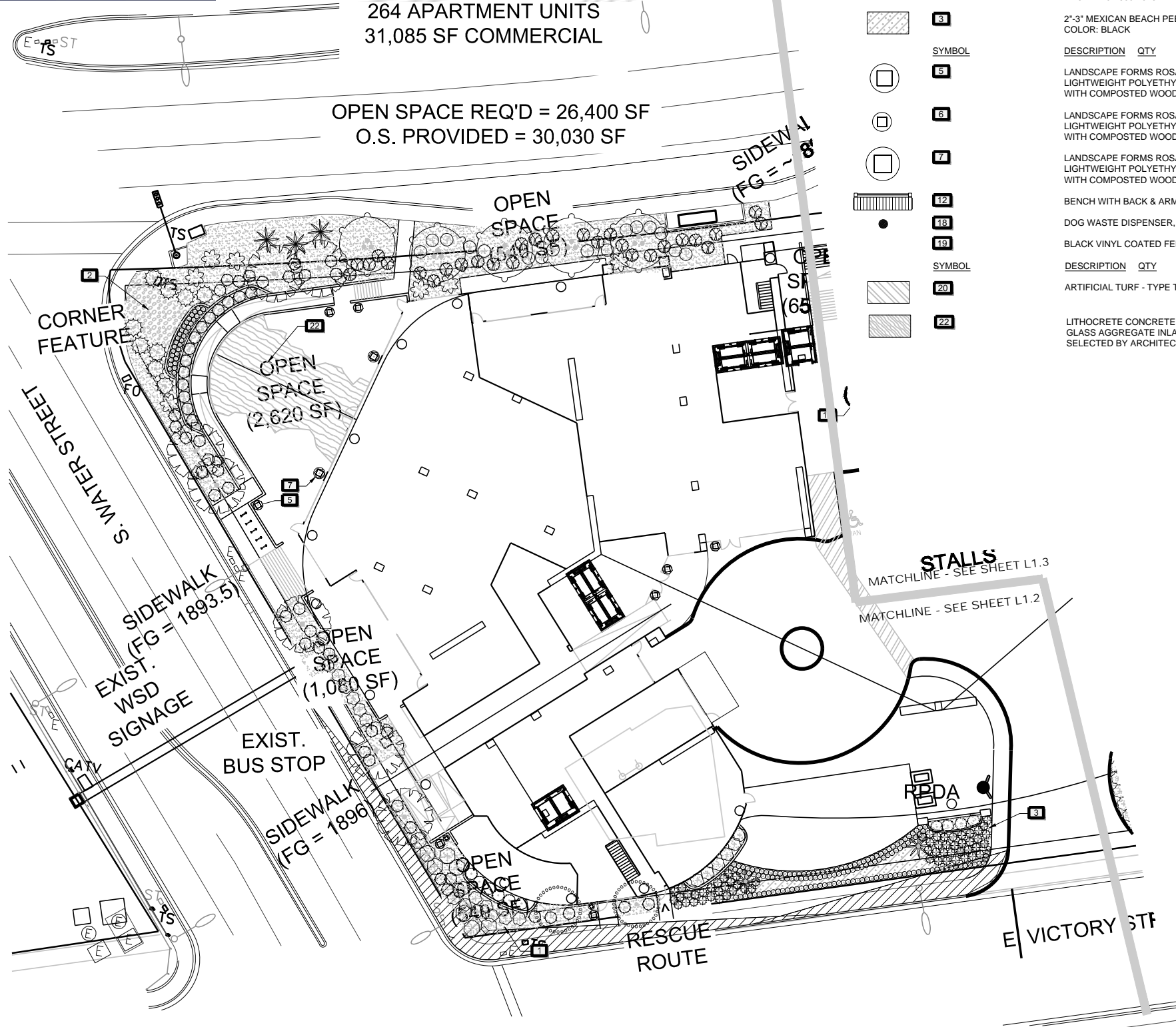
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MIXED-USE
 PARKING REQ'D* = 331
 PARKING PROVIDED = 418
 *PARKING REQ'D PER DTMP & PROXIMITY
 TO CITY FACILITY

264 APARTMENT UNITS
 31,085 SF COMMERCIAL

OPEN SPACE REQ'D = 26,400 SF
 O.S. PROVIDED = 30,030 SF



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	3/8" MINUS DECOMPOSED GRANITE COLOR: MOHAVE GOLD KALAMAZOO MATERIALS CONTACT: CHUCK CHRYSLER PHONE: 702-600-1043	1,772,746 SF
	2"-4" RIP RAP COLOR: KINO BLUE KALAMAZOO MATERIALS CONTACT: CHUCK CHRYSLER PHONE: 702-600-1043	72,380 SF
	2"-3" MEXICAN BEACH PEBBLE COLOR: BLACK	346,280 SF
SYMBOL	DESCRIPTION	QTY
	LANDSCAPE FORMS ROSA-36 LIGHTWEIGHT POLYETHYLENE (LMPDE), 36" DIAMETER. WITH COMPOSTED WOOD CHIP MULCH	14
	LANDSCAPE FORMS ROSA-24 LIGHTWEIGHT POLYETHYLENE (LMPDE), 24" DIAMETER. WITH COMPOSTED WOOD CHIP MULCH	2
	LANDSCAPE FORMS ROSA-42 LIGHTWEIGHT POLYETHYLENE (LMPDE), 42" DIAMETER. WITH COMPOSTED WOOD CHIP MULCH	3
	BENCH WITH BACK & ARMRESTS	3
	DOG WASTE DISPENSER, TYP.	
	BLACK VINYL COATED FENCING, 6' HEIGHT	
SYMBOL	DESCRIPTION	QTY
	ARTIFICIAL TURF - TYPE TBD	153,882 SF
	LITHOCRETE CONCRETE PAVING SYSTEM, GLASS AGGREGATE INLAY TO BE 3-COLOR BLUE BLEND AS SELECTED BY ARCHITECT	172,946 SF

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	ACACIA SALICINA / WILLOW ACACIA	24" BOX	8
	ACACIA STENOPHYLLA / SHOESTRING ACACIA	24" BOX	7
	CHILOPSIS LINEARIS 'BUBBA' / BUBBA DESERT WILLOW MULTI-TRUNK	24" BOX	12
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	AGAVE AMERICANA / CENTURY PLANT	5 GAL	5
	AGAVE OVATIFOLIA / WHALE'S TONGUE AGAVE	5 GAL	13
	DASYLIRION QUADRANGULATUM / TOOTHLESS SOTOL	5 GAL	3
	EREMOPHILA GLABRA 'MINGENEW GOLD' / EMU BUSH	5 GAL	9
	FESTUCA OVINA GLAUCA / BLUE SHEEP FESCUE	5 GAL	146
	HOSTA X 'DANCING QUEEN' / DANCING QUEEN HOSTA	5 GAL	29
	HOSTA X 'T-REX' / T-REX HOSTA	5 GAL	24
	LANTANA MONTEVIDENSIS 'PURPLE' / TRAILING LANTANA	5 GAL	28
	LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER	5 GAL	60
	LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON' TM / CIMMERON BLUE RANGER	5 GAL	42
	LIRIOPE GIGANTEA / GIANT LIRIOPE	5 GAL	1
	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	5 GAL	32
	LONICERA X AMERICANA 'PAM'S PINK' / PAM'S PINK HONEYSUCKLE	5 GAL	80
	PORTULACARIA AFRA 'MINIMA' / DWARF ELEPHANT BUSH	5 GAL	16
	RHAPHIOLEPIS INDICA 'DWARF PINK' / DWARF PINK INDIAN HAWTHORN	5 GAL	42
	SENNA OLIGOPHYLLA / OUTBACK SENNA	5 GAL	74



PROJECT: THE WATERFALLS
 1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
 DRAWING: GROUND LEVEL LANDSCAPE
 DATE: 20 MARCH 2023
 SCALE: 1" = 40'-0"

PROJECT NO.: N/A
 DRAWING NO.: L1.2

Westwood
 Phone (702) 284-5300 5725 W. Badura Ave.
 Suite 100
 Las Vegas, NV 89118
 westwood.com
 Westwood Professional Services, Inc.



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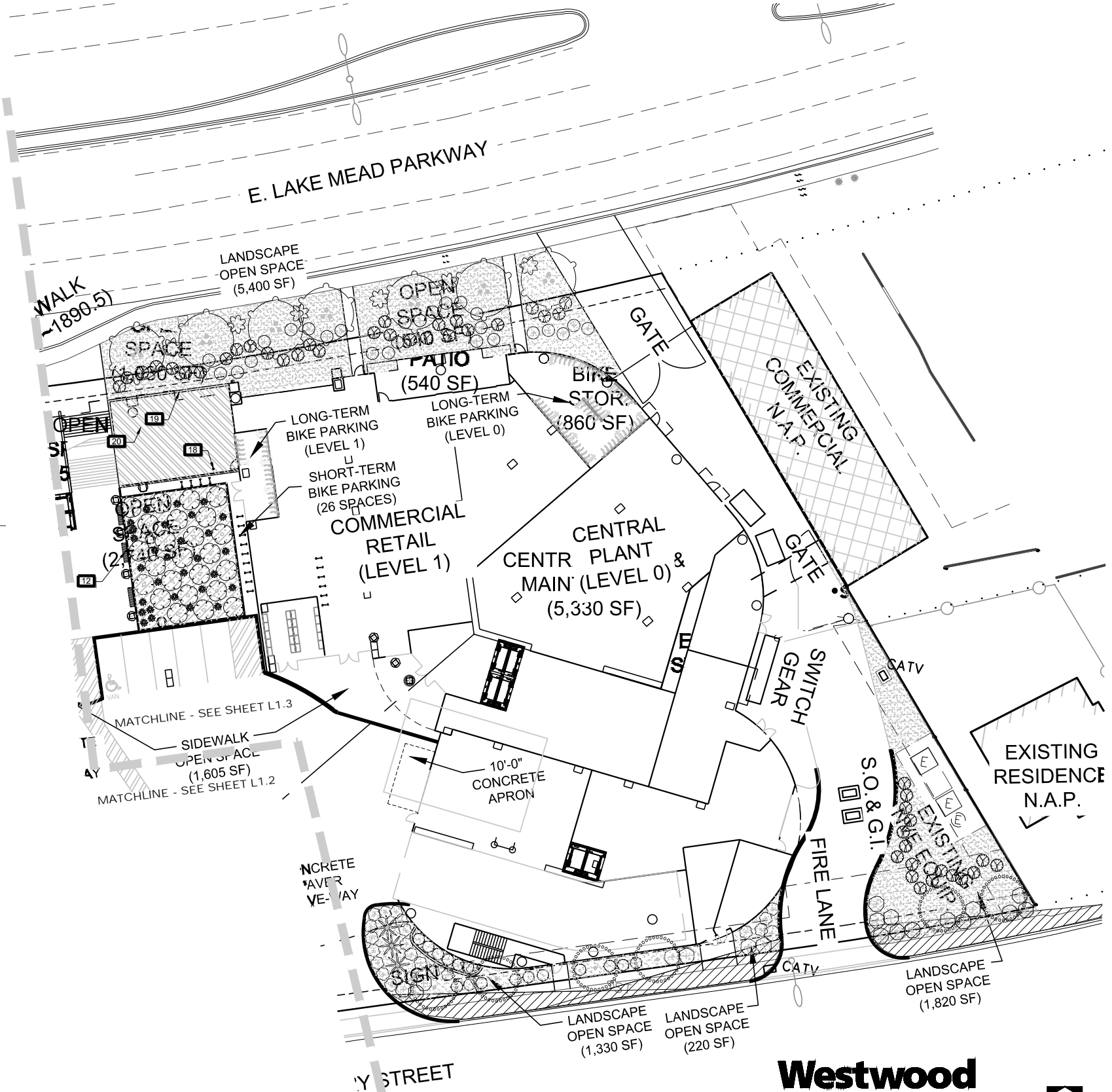


REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
[Symbol 1]	3/8" MINUS DECOMPOSED GRANITE COLOR: MOHAVE GOLD KALAMAZOO MATERIALS CONTACT: CHUCK CHRYSLER PHONE: 702-600-1043	1,772,746 SF
[Symbol 2]	2"-4" RIP RAP COLOR: KINO BLUE KALAMAZOO MATERIALS CONTACT: CHUCK CHRYSLER PHONE: 702-600-1043	72,380 SF
[Symbol 3]	2"-3" MEXICAN BEACH PEBBLE COLOR: BLACK	346,280 SF
SYMBOL	DESCRIPTION	QTY
[Symbol 5]	LANDSCAPE FORMS ROSA-36 LIGHTWEIGHT POLYETHYLENE (LMPDE), 36" DIAMETER. WITH COMPOSTED WOOD CHIP MULCH	14
[Symbol 6]	LANDSCAPE FORMS ROSA-24 LIGHTWEIGHT POLYETHYLENE (LMPDE), 24" DIAMETER. WITH COMPOSTED WOOD CHIP MULCH	2
[Symbol 7]	LANDSCAPE FORMS ROSA-42 LIGHTWEIGHT POLYETHYLENE (LMPDE), 42" DIAMETER. WITH COMPOSTED WOOD CHIP MULCH	3
[Symbol 12]	BENCH WITH BACK & ARMRESTS	3
[Symbol 18]	DOG WASTE DISPENSER, TYP.	
[Symbol 19]	BLACK VINYL COATED FENCING, 6' HEIGHT	
SYMBOL	DESCRIPTION	QTY
[Symbol 20]	ARTIFICIAL TURF - TYPE TBD	153,882 SF
[Symbol 22]	LITHOCRETE CONCRETE PAVING SYSTEM. GLASS AGGREGATE INLAY TO BE 3-COLOR BLUE BLEND AS SELECTED BY ARCHITECT	172,946 SF

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
[Symbol]	ACACIA SALICINA / WILLOW ACACIA	24" BOX	8
[Symbol]	ACACIA STENOPHYLLA / SHOESTRING ACACIA	24" BOX	7
[Symbol]	CHILOPSIS LINEARIS 'BUBBA' / BUBBA DESERT WILLOW MULTI-TRUNK	24" BOX	12
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
[Symbol]	AGAVE AMERICANA / CENTURY PLANT	5 GAL	5
[Symbol]	AGAVE OVATIFOLIA / WHALE'S TONGUE AGAVE	5 GAL	13
[Symbol]	DASYLIRION QUADRANGULATUM / TOOTHLESS SOTOL	5 GAL	3
[Symbol]	EREMOPHILA GLABRA 'MINGENEW GOLD' / EMU BUSH	5 GAL	9
[Symbol]	FESTUCA OVINA GLAUCA / BLUE SHEEP FESCUE	5 GAL	146
[Symbol]	HOSTA X 'DANCING QUEEN' / DANCING QUEEN HOSTA	5 GAL	29
[Symbol]	HOSTA X 'T-REX' / T-REX HOSTA	5 GAL	24
[Symbol]	LANTANA MONTEVIDENSIS 'PURPLE' / TRAILING LANTANA	5 GAL	28
[Symbol]	LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER	5 GAL	60
[Symbol]	LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON' TM / CIMMERON BLUE RANGER	5 GAL	42
[Symbol]	LIRIOPE GIGANTEA / GIANT LIRIOPE	5 GAL	1
[Symbol]	LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF	5 GAL	32
[Symbol]	LONICERA X AMERICANA 'PAM'S PINK' / PAM'S PINK HONEYSUCKLE	5 GAL	80
[Symbol]	PORTULACARIA AFRA 'MINIMA' / DWARF ELEPHANT BUSH	5 GAL	16
[Symbol]	RHAPHIOLEPIS INDICA 'DWARF PINK' / DWARF PINK INDIAN HAWTHORN	5 GAL	42
[Symbol]	SENNA OLIGOPHYLLA / OUTBACK SENNA	5 GAL	74



PROJECT: THE WATERFALLS
 1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
 DRAWING: GROUND LEVEL LANDSCAPE
 DATE: 20 MARCH 2023
 SCALE: 1" = 40'-0"

PROJECT NO.: N/A
 DRAWING NO.: L1.3

Westwood
 Phone (702) 284-5300 5725 W. Badura Ave.
 Suite 100
 Las Vegas, NV 89118
 www.westwood.com
 Westwood Professional Services, Inc.



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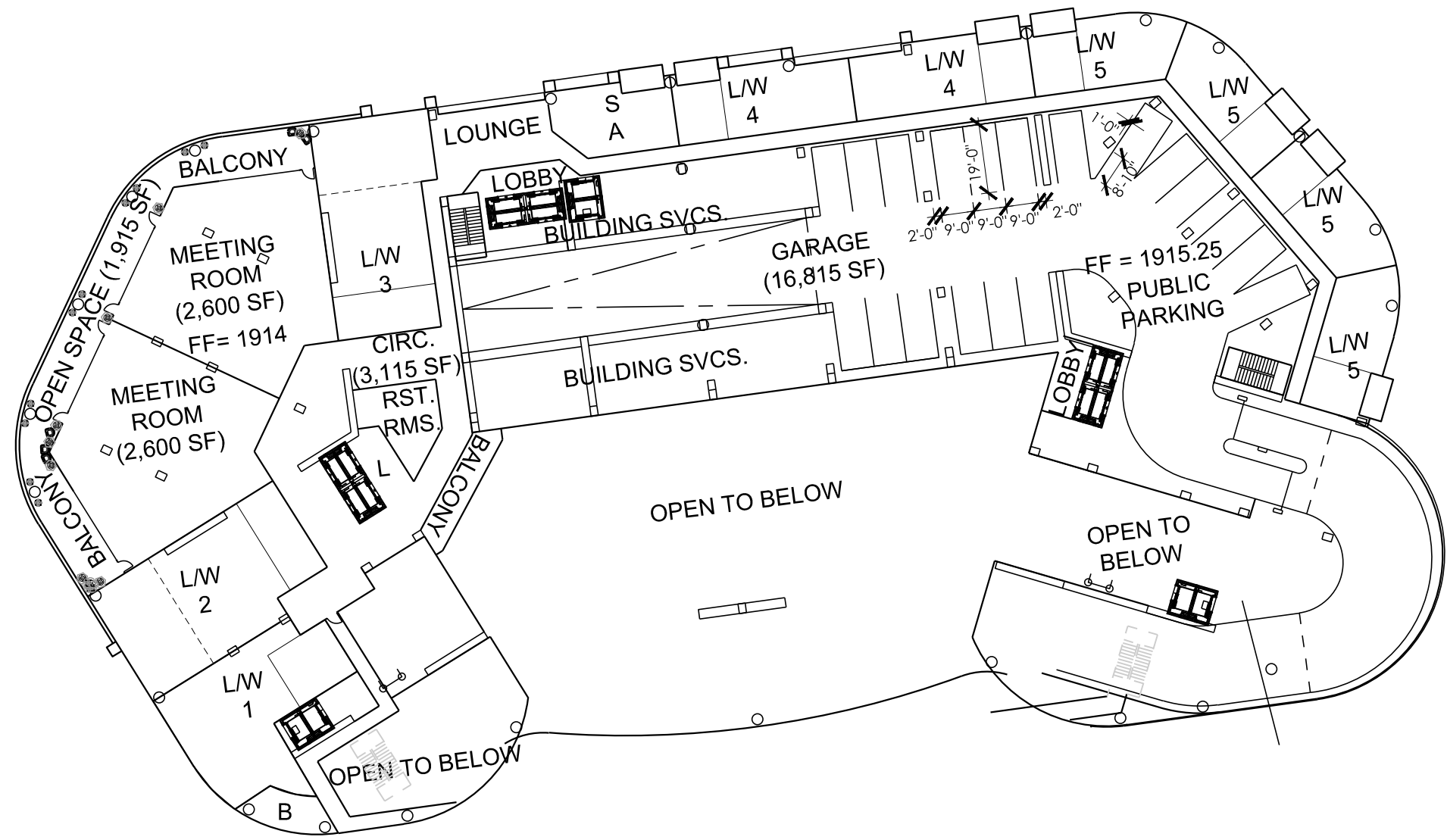


PLANT SCHEDULE

SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	ASPARAGUS DENSIFLORUS 'MYERS' / MYERS ASPARAGUS FERN	5 GAL	13
	EUONYMUS JAPONICUS 'GREEN SPIRE' / GREEN SPIRE EUONYMUS	5 GAL	1
	PORTULACARIA AFRA 'MINIMA' / DWARF ELEPHANT BUSH	5 GAL	8

REFERENCE NOTES SCHEDULE L2

SYMBOL	DESCRIPTION	QTY
	LANDSCAPE FORMS ROSA-36 LIGHTWEIGHT POLYETHYLENE (LMPDE), 36" DIAMETER, WITH COMPOSTED WOOD CHIP MULCH	1
	LANDSCAPE FORMS ROSA-24 LIGHTWEIGHT POLYETHYLENE (LMPDE), 24" DIAMETER, WITH COMPOSTED WOOD CHIP MULCH	18
	OUTDOOR CHAIR	5



PARKING GARAGE:
2 = 19



PROJECT: THE WATERFALLS
1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
DRAWING: LEVEL 2 LANDSCAPE
DATE: 20 MARCH 2023
SCALE: 1" = 40'-0"

PROJECT NO.: N/A
DRAWING NO.: L4

Westwood

Phone (702) 284-5300 5725 W. Badura Ave.
Suite 100
Las Vegas, NV 89118
westwood.com
Westwood Professional Services, Inc.

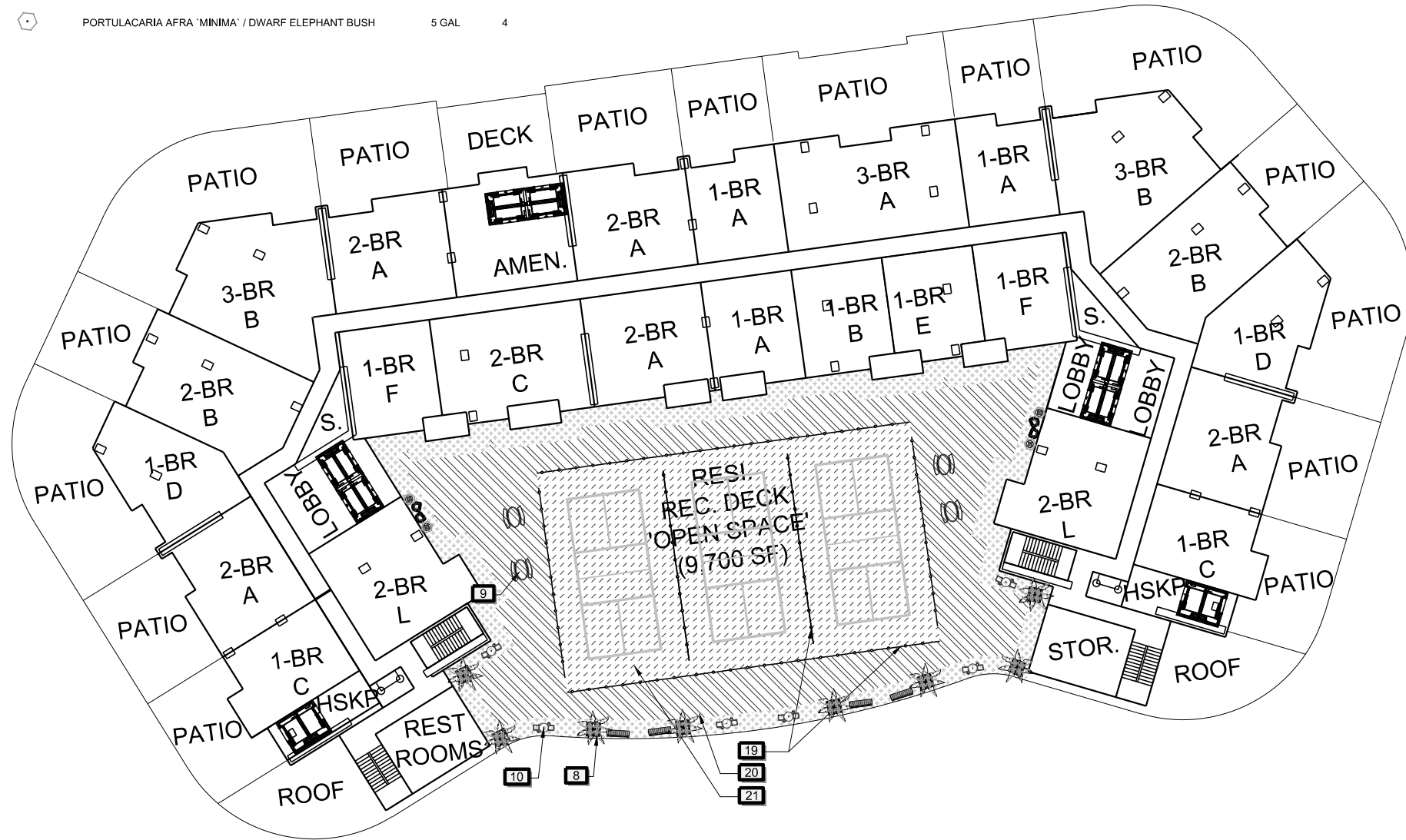


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TREES	BOTANICAL / COMMON NAME	CONT	QTY
	TRACHYCARPUS FORTUNEI / WINDMILL PALM	8' HT	8
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	ASPARAGUS DENSIFLORUS 'MYERS' / MYERS ASPARAGUS FERN	5 GAL	32
	PORTULACARIA AFRA 'MINIMA' / DWARF ELEPHANT BUSH	5 GAL	4

QTY	2,899 SF
QTY	4
OOD	8
LASTIC	X
QTY	4
QTY	6
QTY	4
QTY	4
QTY	5,208 SF
QTY	6,120 SF



PROJECT:	THE WATERFALLS
	1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
DRAWING:	LEVEL 8 LANDSCAPE
DATE:	20 MARCH 2023
SCALE:	1" = 40'-0"

PROJECT NO.:	N/A
DRAWING NO.:	L10

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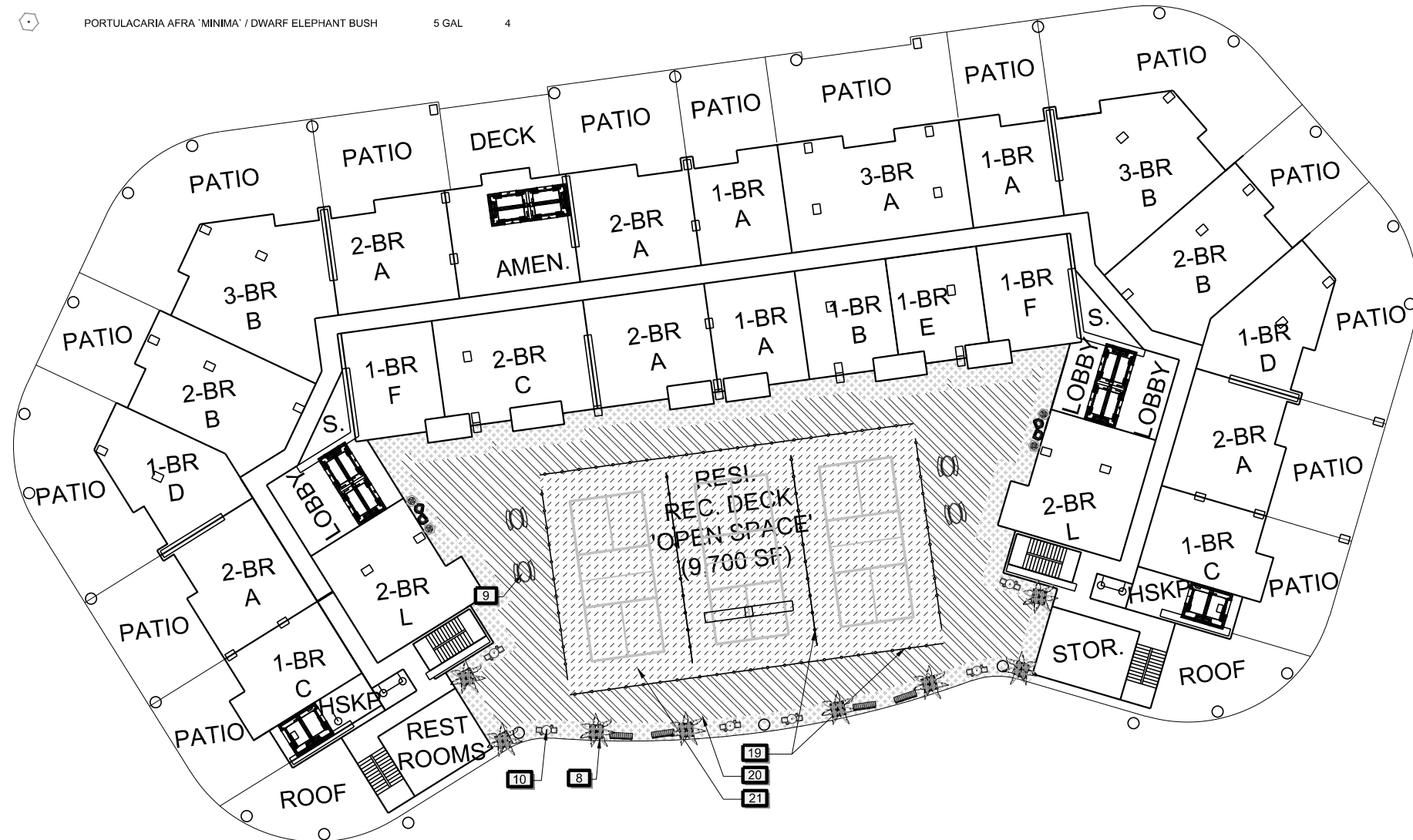


PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	TRACHYCARPUS FORTUNEI / WINDMILL PALM	8' HT	8
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	ASPARAGUS DENSIFLORUS 'MYERS' / MYERS ASPARAGUS FERN	5 GAL	32
	PORTULACARIA AFRA 'MINIMA' / DWARF ELEPHANT BUSH	5 GAL	4

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	HONED FINISH, COORDINATE WITH ARCHITECTURAL.	2,899 SF
SYMBOL	DESCRIPTION	QTY
	LANDSCAPE FORMS ROSA-24 LIGHTWEIGHT POLYETHYLENE (LMPDE), 24" DIAMETER, WITH COMPOSTED WOOD CHIP MULCH	4
	LANDSCAPE FORMS SREL-30-SQ-LG WITH COMPOSTED WOOD CHIP MULCH SORELLA SERIES LARGE SQUARE PLANTER, RECYCLED PLASTIC BASES WITH FABRICATED STEEL PANELS, 30IN. L X 30IN. W X 30IN. H. COLOR: OCEAN GLOSS	8
	LANDSCAPE FORMS CHAR-67 CHARLIE SERIES TABLE, STEEL SEATING WITH A STEEL/ALUMINUM TABLE TOP, 67IN. W X 67IN. D X 30IN. H. COLOR: DUSK LOW SHEEN	4
	LANDSCAPE FORMS MNGL-MC-2S MINGLE BACKLESS 2 SEAT, SURFACE MOUNT COLOR: DUST LOW SHEEN; TABLETOP: BLACK GLOSS	6
	BENCH WITH BACK & ARMRESTS	4
	OUTDOOR CHAIR	4
	BLACK VINYL COATED FENCING, 6' HEIGHT	
SYMBOL	DESCRIPTION	QTY
	ARTIFICIAL TURF - SWG 50 (SOUTHWEST GREENS)	5,208 SF
	PICKLEBALL COURT SURFACING COLORS: TBD	6,120 SF



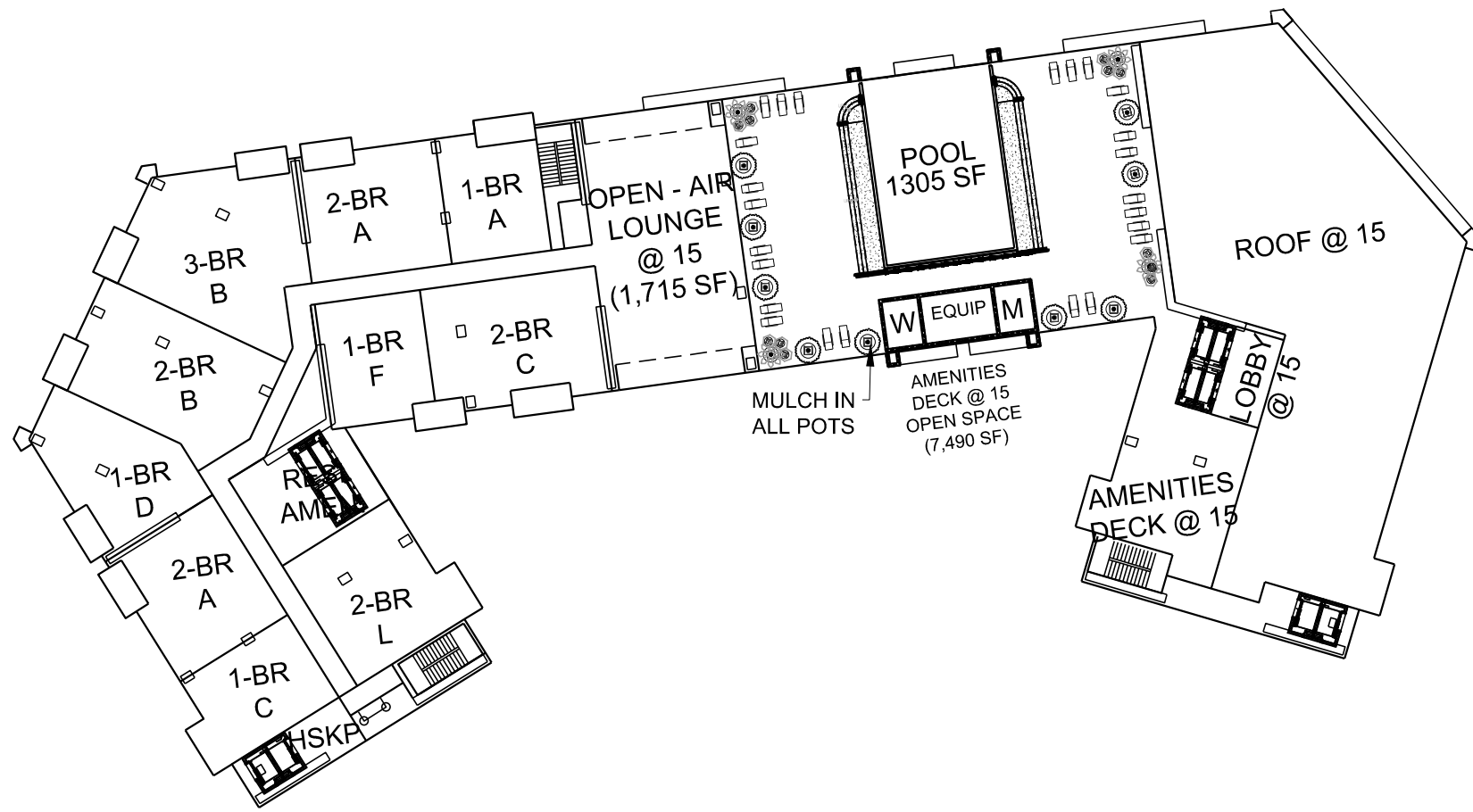
PROJECT: THE WATERFALLS
 1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
 DRAWING: LEVEL 7 LANDSCAPE
 DATE: 20 MARCH 2023
 SCALE: 1" = 40'-0"

PROJECT NO.: N/A
 DRAWING NO.: L9

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TREES	BOTANICAL / COMMON NAME	CONT	QTY	SYMBOL	DESCRIPTION	QTY
	CYCAS REVOLUTA / SAGO PALM	2" BTH (24" BOX)	4		LANDSCAPE FORMS ROSA-24 LIGHTWEIGHT POLYETHYLENE (LMPDE), 24" DIAMETER, WITH COMPOSTED WOOD CHIP MULCH	12
	OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	24" BOX	9		LANDSCAPE FORMS ROSA-42 LIGHTWEIGHT POLYETHYLENE (LMPDE), 42" DIAMETER, WITH COMPOSTED WOOD CHIP MULCH	13
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY	SYMBOL	DESCRIPTION	QTY
	PORTULACARIA AFRA 'MINIMA' / DWARF ELEPHANT BUSH	5 GAL	12		OUTDOOR CHAISE LOUNGE	24



PROJECT: THE WATERFALLS
 1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
 DRAWING: LEVEL 15 LANDSCAPE
 DATE: 20 MARCH 2023
 SCALE: 1" = 40'-0"

PROJECT NO.: N/A
 DRAWING NO.: L12







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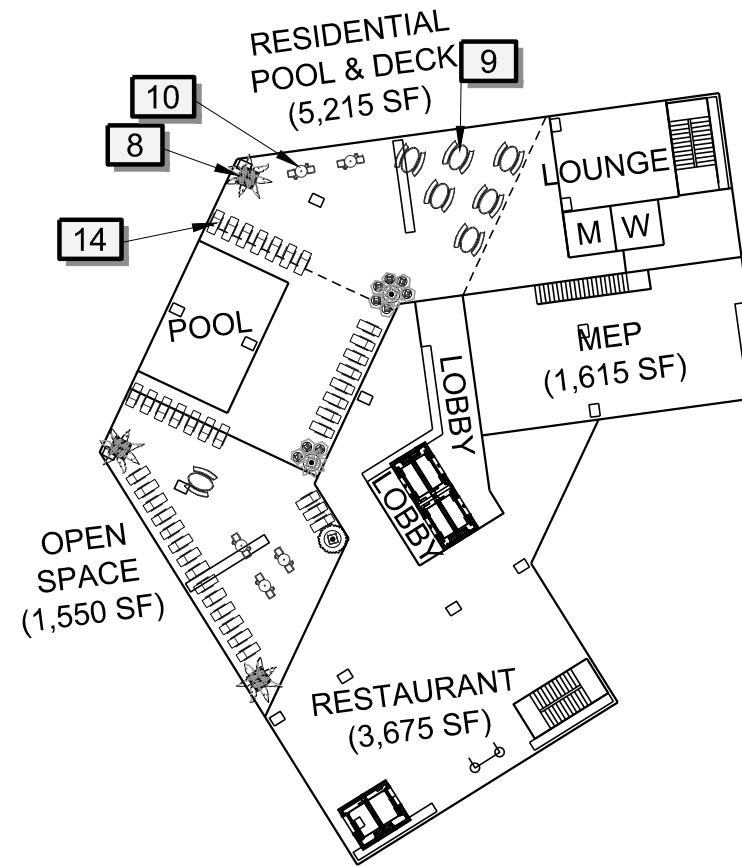


PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	CYCAS REVOLUTA / SAGO PALM	2' BTH (24" BOX)	2
	OLEA EUROPAEA 'LITTLE OLLIE' TM / LITTLE OLLIE OLIVE	24" BOX	1
	TRACHYCARPUS FORTUNEI / WINDMILL PALM	8' HT	3
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	ASPARAGUS DENSIFLORUS 'MYERS' / MYERS ASPARAGUS FERN	5 GAL	12
	PORTULACARIA AFRA 'MINIMA' / DWARF ELEPHANT BUSH	5 GAL	9

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	LANDSCAPE FORMS ROSA-24 LIGHTWEIGHT POLYETHYLENE (LMPDE), 24" DIAMETER, WITH COMPOSTED WOOD CHIP MULCH	9
	LANDSCAPE FORMS ROSA-42 LIGHTWEIGHT POLYETHYLENE (LMPDE), 42" DIAMETER, WITH COMPOSTED WOOD CHIP MULCH	3
	LANDSCAPE FORMS SREL-30-SQ-LG WITH COMPOSTED WOOD CHIP MULCH SORELLA SERIES LARGE SQUARE PLANTER, RECYCLED PLASTIC BASES WITH FABRICATED STEEL PANELS. 30IN. L X 30IN. W X 30IN. H. COLOR: OCEAN GLOSS	3
	LANDSCAPE FORMS CHAR-67 CHARLIE SERIES TABLE, STEEL SEATING WITH A STEEL/ALUMINUM TABLE TOP, 67IN. W X 67IN. D X 30IN. H. COLOR: DUSK LOW SHEEN	7
	LANDSCAPE FORMS MNGL-MC-2S MINGLE BACKLESS 2 SEAT, SURFACE MOUNT COLOR: DUST LOW SHEEN; TABLETOP: BLACK GLOSS	5
	OUTDOOR CHAISE LOUNGE	39



LEVEL 17

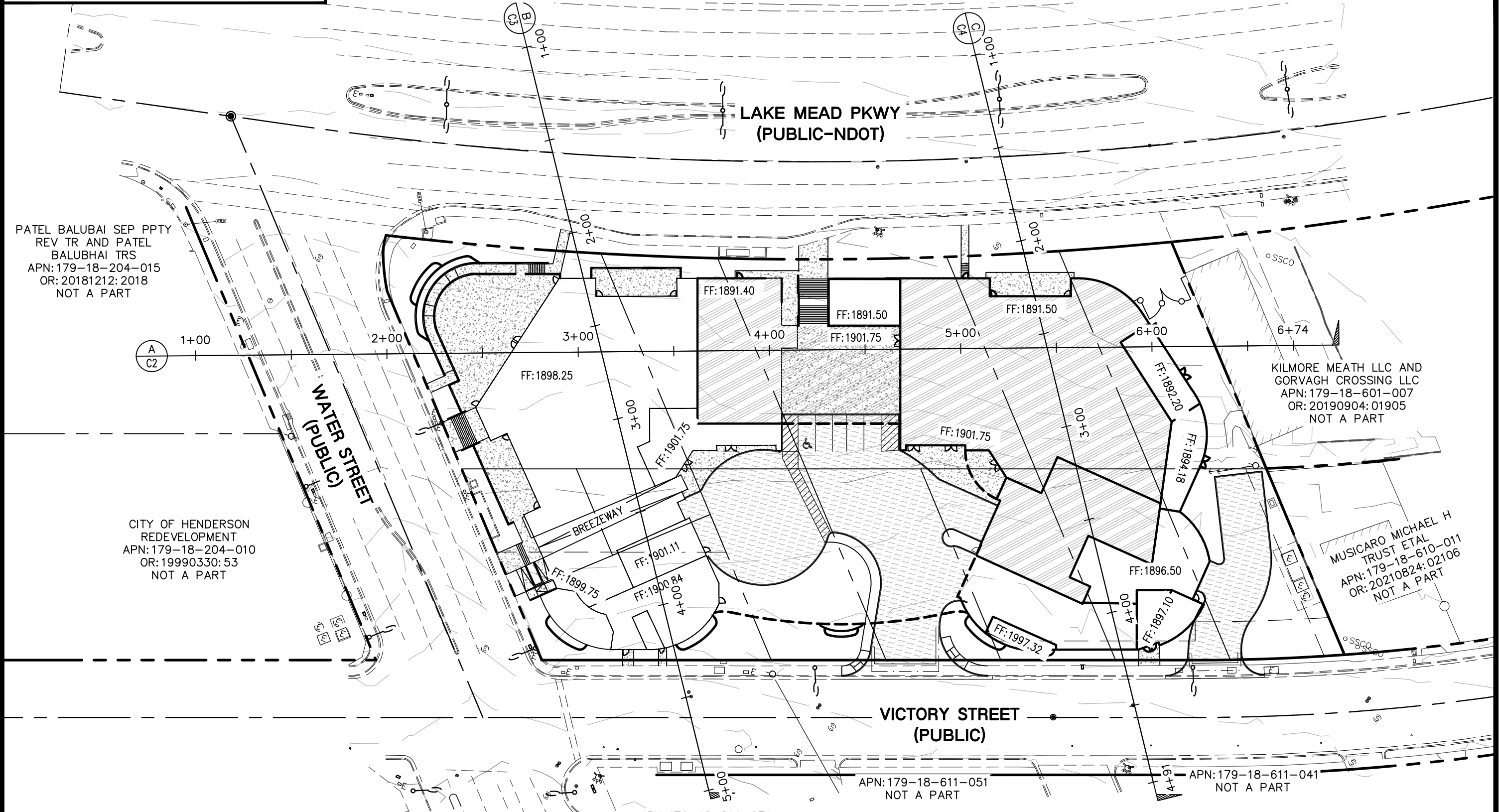


PROJECT: THE WATERFALLS
1 SOUTH WATER STREET, HENDERSON, NEVADA 89015
DRAWING: LEVEL 17
DATE: 20 MARCH 2023
SCALE: 1" = 40'-0"

PROJECT NO.: N/A
DRAWING NO.: L13

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APN: 179-18-201-001, 002,003,004,026,027,028,029,030,031



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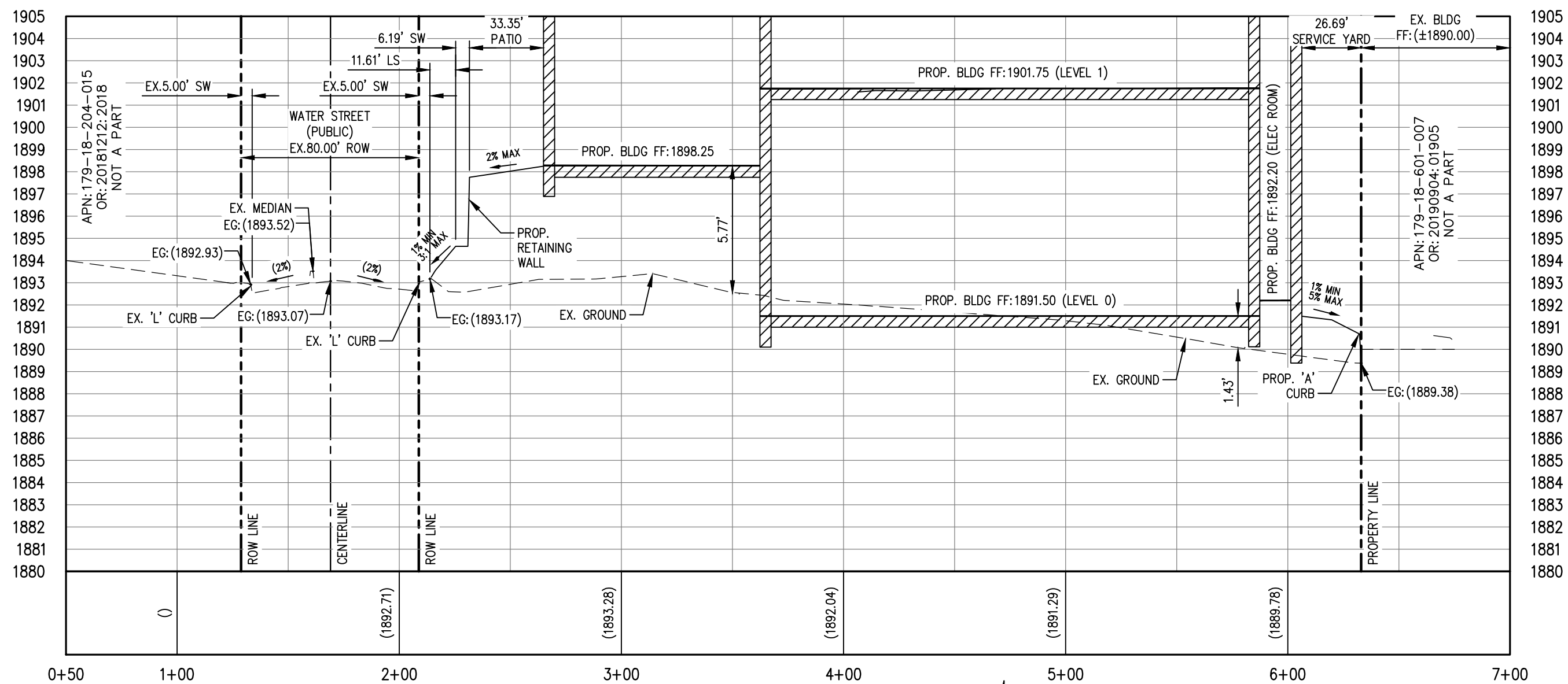
LOCHSA ENGINEERING 6345 SOUTH JONES BLVD., SUITE 100 LAS VEGAS, NV 89118 P: 702 365-9312, F: 702 365-9317	CHECKED BY: CJB	DATE: 3/14/2023
	LEGEND	
	FOUND MONUMENTATION \oplus	
	CENTER LINE _____	
	ROW LINE _____	
	EASEMENT LINE _____	
SECTION LINE _____		
PROPERTY LINE _____		
ADJACENT PROPERTY LINE _____		

**CROSS SECTION SITE PLAN-ENTITLEMENTS
THE WATERFALLS**

**LAKE MEAD PARKWAY @ WATER STREET
HENDERSON, NEVADA**

PROJECT No.: 221112
SHEET No. C1
SHEET 1 OF 4

APN: 179-18-201-001, 002,003,004,026,027,028,029,030,031



CROSS SECTION A PROFILE VIEW
 HORIZONTAL SCALE: 1"=50'
 VERTICAL SCALE: 1"=5'

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CHECKED BY: CJB DATE: 3/14/2023

LOCHSA ENGINEERING
 6345 SOUTH JONES BLVD., SUITE 100
 LAS VEGAS, NV 89118
 P: 702 365-9312, F: 702 365-9317

LEGEND

FOUND MONUMENTATION	⊕
CENTER LINE	---
ROW LINE	----
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ADJACENT PROPERTY LINE

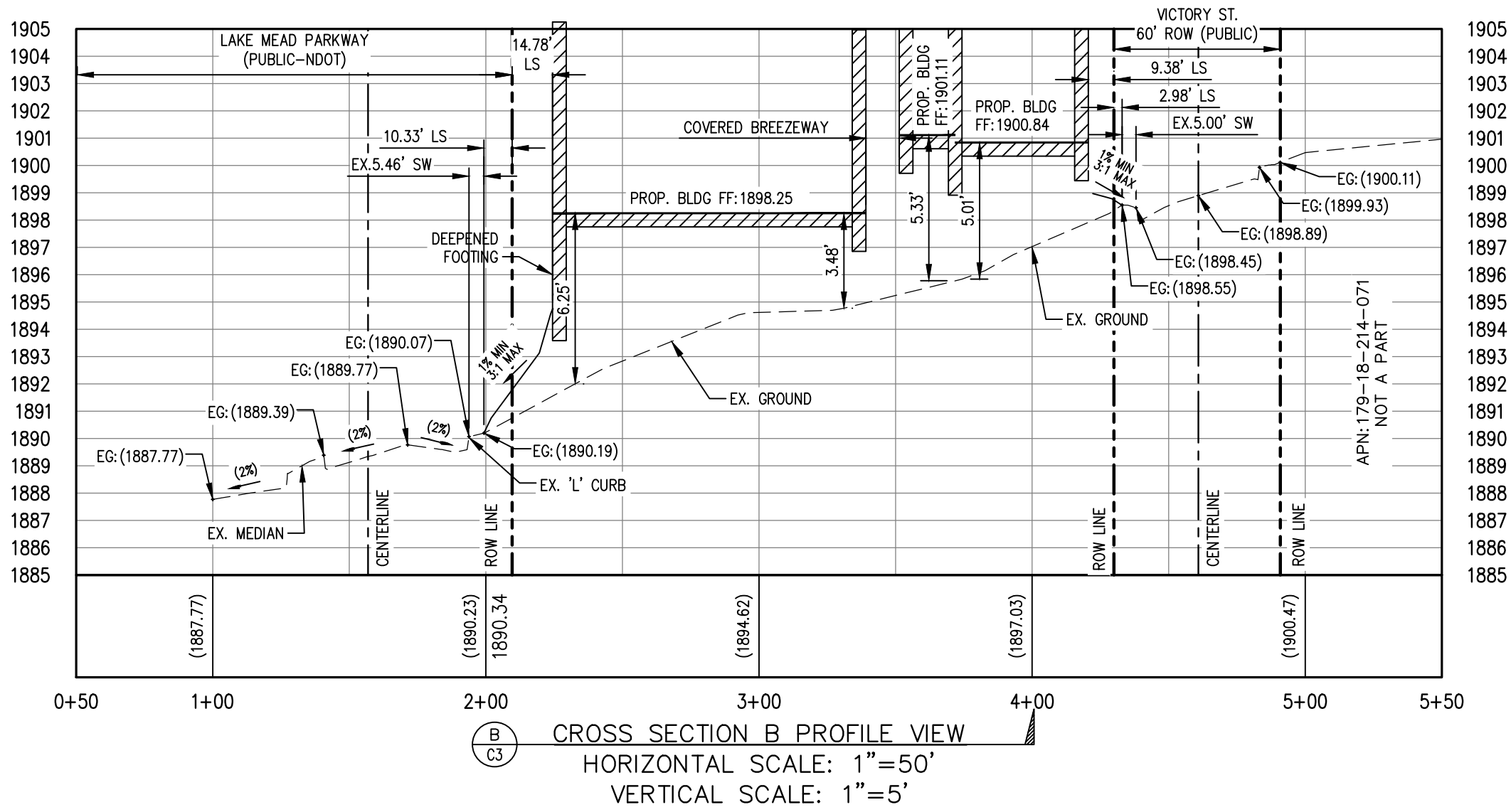
**CROSS SECTIONS-ENTITLEMENTS
 THE WATERFALLS**

**LAKE MEAD PARKWAY @ WATER STREET
 HENDERSON, NEVADA**

PROJECT No.: 221112

SHEET No. **C2**
 SHEET 2 OF 4

APN: 179-18-201-001, 002,003,004,026,027,028,029,030,031



CROSS SECTION B PROFILE VIEW
 HORIZONTAL SCALE: 1"=50'
 VERTICAL SCALE: 1"=5'

APN: 179-18-214-071
 NOT A PART

DRAWN BY: LAS SCALE: 1"=50' FILE NAME: 221112-CROSS SECTIONS.dwg

CHECKED BY: CJB DATE: 3/14/2023

LOCHSA ENGINEERING
 6345 SOUTH JONES BLVD., SUITE 100
 LAS VEGAS, NV 89118
 P: 702 365-9312, F: 702 365-9317

LEGEND

FOUND MONUMENTATION	⊕
CENTER LINE	---
ROW LINE	----
EASEMENT LINE	----
SECTION LINE	----
PROPERTY LINE	----
ADJACENT PROPERTY LINE

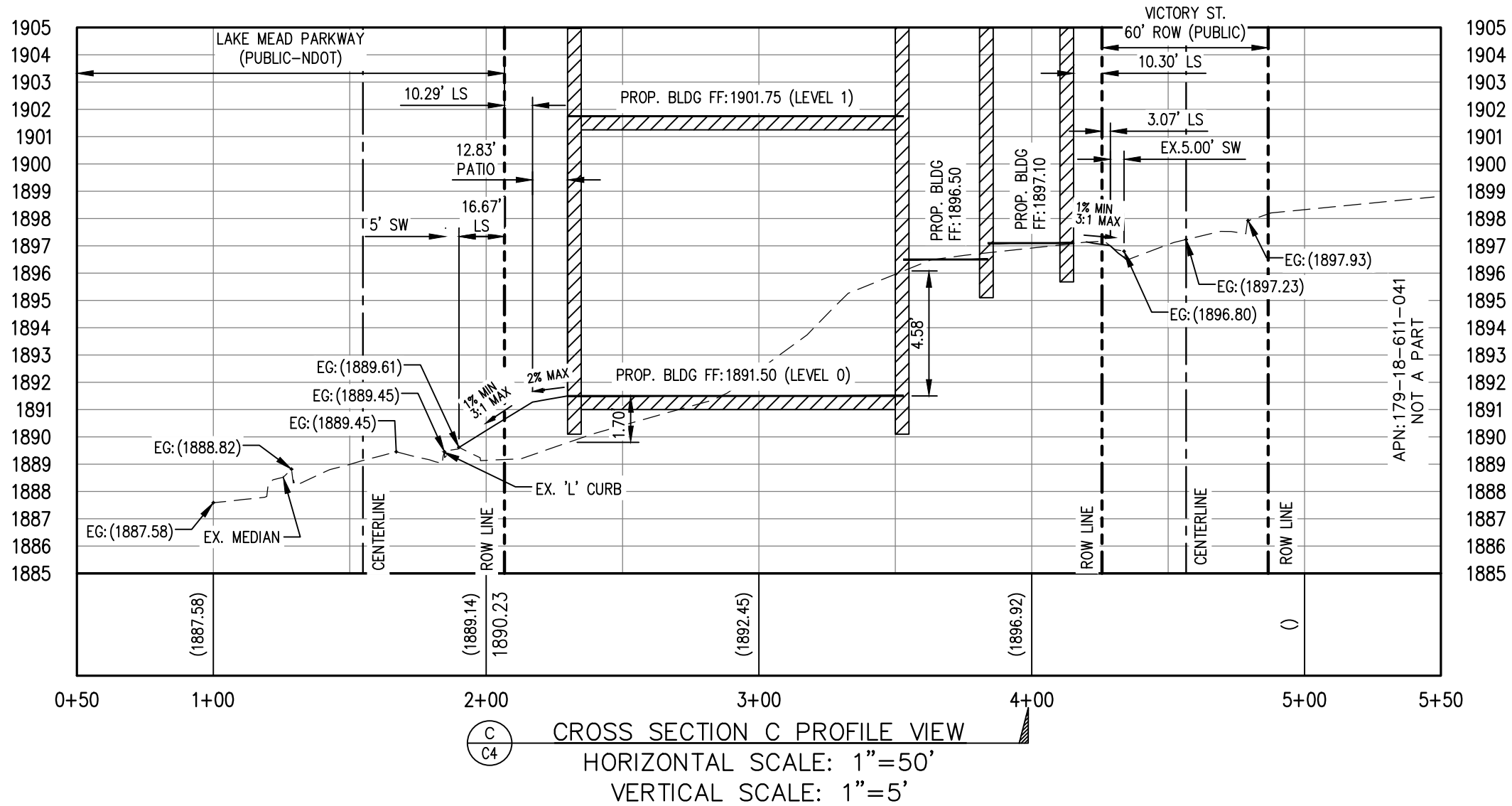
**CROSS SECTIONS-ENTITLEMENTS
 THE WATERFALLS**

**LAKE MEAD PARKWAY @ WATER STREET
 HENDERSON, NEVADA**

PROJECT No.:
 221112

SHEET No.
C3
 SHEET 3 OF 4

APN: 179-18-201-001, 002,003,004,026,027,028,029,030,031



APN: 179-18-611-041
NOT A PART

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CHECKED BY: CJB DATE: 3/14/2023

LOCHSA ENGINEERING
6345 SOUTH JONES BLVD., SUITE 100
LAS VEGAS, NV 89118
P: 702 365-9312, F: 702 365-9317

LEGEND

FOUND MONUMENTATION \oplus

CENTER LINE _____

ROW LINE _____

EASEMENT LINE _____

SECTION LINE _____

PROPERTY LINE _____

ADJACENT PROPERTY LINE _____

**CROSS SECTIONS-ENTITLEMENTS
THE WATERFALLS**

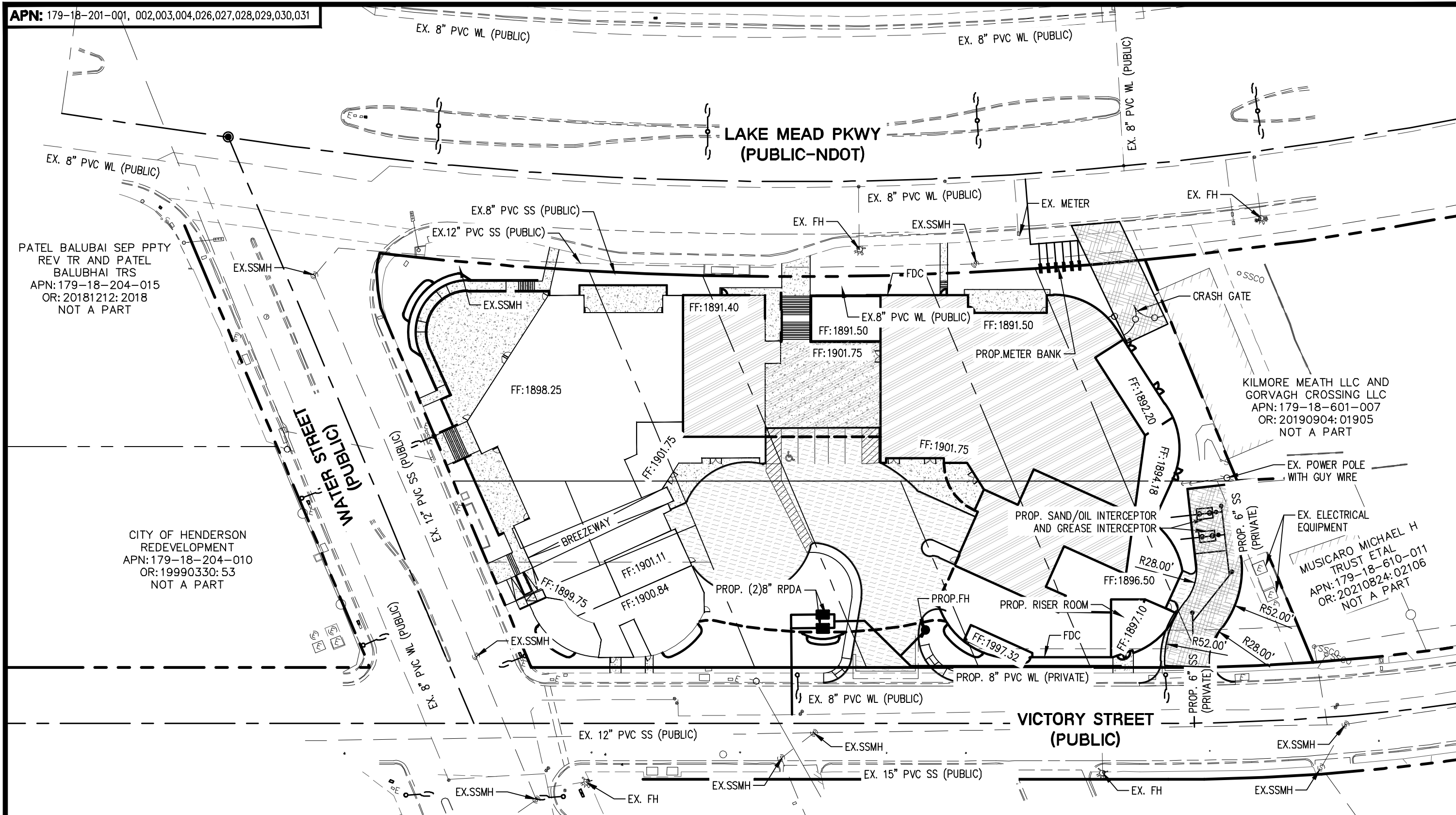
**LAKE MEAD PARKWAY @ WATER STREET
HENDERSON, NEVADA**

PROJECT No.:
221112

SHEET No.

C4

SHEET 4 OF 4



DRAWN BY: LAS	SCALE: 1"=50'	FILE NAME: 221112-ENTITLEMENT UT.dwg	<p align="center">PRELIMINARY UTILITY PLAN-ENTITLEMENTS THE WATERFALLS</p> <p align="center">LAKE MEAD PARKWAY @ WATER STREET HENDERSON, NEVADA</p>	PROJECT No.: 221112
CHECKED BY: CJB	DATE: 3/17/23	<p>LEGEND</p> <p>FOUND MONUMENTATION \oplus</p> <p>CENTER LINE _____</p> <p>ROW LINE _____</p> <p>EASEMENT LINE _____</p> <p>SECTION LINE _____</p> <p>PROPERTY LINE _____</p> <p>ADJACENT PROPERTY LINE _____</p>		SHEET No. U1
<p>LOCHSA ENGINEERING 6345 SOUTH JONES BLVD., SUITE 100 LAS VEGAS, NV 89118 P: 702 365-9312, F: 702 365-9317</p>				SHEET 1 OF 1