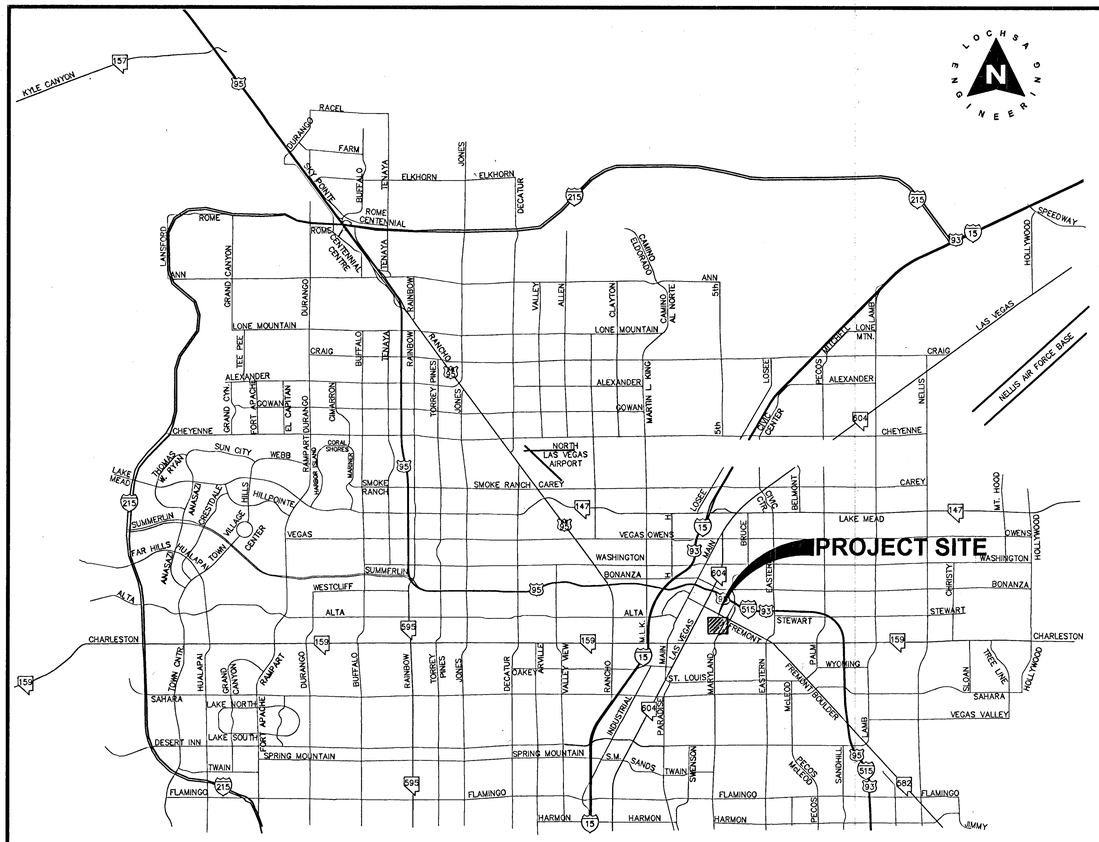

IMPROVEMENT PLANS FOR
BUNKHOUSE RENOVATION
LAS VEGAS, NEVADA

LYYING WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

A.P.N.: 139-34-712-079

124 11TH STREET

0.33 ACRES

ABBREVIATIONS

ABAN	ABANDON	INV	INVERT
AIP	ABANDON IN PLACE	ISL	ISLAND
AGG	AGGREGATE	JB	JUNCTION BOX
ALT	ALTERNATE	LOC	LENGTH OF CURB
A	ANODE, GAS	LT	LEFT
ACP	ASBESTOS CEMENT PIPE	LF	LINEAR FEET
ACP	ASPHALTIC CONCRETE	LVVWD	LAS VEGAS VALLEY WATER DISTRICT
AVE	AVENUE	MH	MANHOLE
BC	BACK OF CURB	MAX	MAXIMUM
BCR	BACK OF CURB RADIUS	MIN	MINIMUM
BVC	BEGINNING OF VERTICAL CURVE	MON	MONOLITHIC
BM	BENCHMARK	N/O	NORTH OF
BDRY LINE	BOUNDARY LINE	NTS	NOT TO SCALE
CATV	CABLE TELEVISION	OC	ON CENTER
C-C	CENTER TO CENTER	OG	OPEN-GRADED PAVEMENT, ORIGINAL GROUND
CL	CENTERLINE	PVMT	PAVEMENT
CBC	CITY OF BOULDER CITY	PI	POINT OF INTERSECITON
CLV	CITY OF LAS VEGAS	PRC	POINT OF REVERSE CURVE
COH	CITY OF HENDERSON	PC	POINT OF CURVE
CM	CITY OF MESQUITE	PT	POINT OF TANGENCY
CNLV	CITY OF NORTH LAS VEGAS	PCC	POINT OF COMPOUND CURVE
CC	CLARK COUNTY	PCC, CONC	PORTLAND CEMENT CONCRETE
CCSD	CLARK COUNTY SANITATION DISTRICT	PP	POWER POLE
CO	CLEAN OUT, SEWER	P	POWER
COMM	COMMERCIAL	PL	PROPERTY LINE
CONC, PCC	CONCRETE	PROP	PROPOSED
CONST	CONSTRUCTION OR CONSTRUCT	PB	PULL BOX
COR	CORNER	RP	RADIUS POINT
CMP	CORRUGATED METAL PIPE	R	RADIUS
CSAP	CORRUGATED STEEL ARCH PIPE	RR	RAILROAD
CSP	CORRUGATED STEEL PIPE	REINF	REINFORCED
C&G	CURB & GUTTER	RC	REINFORCED CONCRETE
CIP	CAST IRON PIPE	RCB	REINFORCED CONCRETE BOX
COL	COLUMN	RCP	REINFORCED CONCRETE PIPE
CU YD, CY	CUBIC YARD	RELOC	RELOCATE
CU FT, CF	CUBIC FOOT	RT	RIGHT
CULV	CULVERT	R/W	RIGHT-OF-WAY
CF	CURB FACE	RD	ROAD
DEPT	DEPARTMENT	SS	SANITARY SEWER
DIA	DIAMETER	SHT	SHEET
DWY	DRIVEWAY	S/O	SOUTH OF
DI	DROP INLET	SW	SIDEWALK
ESMT	EASEMENT	SQ FT, SF	SQUARE FOOT
E/O	EAST OF	SQ YD,SY	SQUARE YARD
EP	EDGE OF PAVEMENT	STA	STATION
EO	EDGE OF OIL	SHP	STEEL HIGHPRESSURE PIPE
E	ELECTRIC	SD	STORM DRAIN
EM	ELECTRIC METER	STD	STANDARD
ELEV	ELEVATION	STRUCT	STRUCTURAL OR STRUCTURE
EMBK	EMBANKMENT	SURV	SURVEY
ECR	END OF CURB RETURN	SLT	STREETLIGHT
EC	END OF CURVE	TL	TELEPHONE
EBIS	CATHODE PROTECTION BOND STATION	TEMP	TEMPORARY
ETS	CATHODE PROTECTION TEST STATION	TBA	TO BE ADJUSTED
EVC	END OF VERTICAL CURVE	TBR	TO BE REMOVED
EXIST	EXISTING	TC	TOP OF CURB
FT	FEET/FOOT	TP	TOP OF PIPE
FG	FINISH GRADE	TS	TRAFFIC SIGNAL
FA	FIRE ALARM	TSI	TRAFFIC SIGNAL INTERCONNECT
FH	FIRE HYDRANT	TRANS	TRANSITION
FL	FLOW LINE	TYP	TYPICAL
GALV	GLAVANIZED	UG	UNDERGROUND
GM	GAS METER	VAR	VARIABLE
GR	GAS PRESSURE REGULATOR	VERT	VERTICAL
PL-G	PLASTIC GAS	VC	VERTICAL CURVE
SG	STEEL GAS	VG	VALLEY GUTTER
GB	GRADE BREAK	VCP	VITRIFIED CLAY PIPE
GUT	GUTTER	W	WATER
HDWL	HEADWALL	WM	WATER METER
IN	INCH	W/O	WEST OF
INT	INTERSECTION	YD	YARD

DEVELOPER

DOWNTOWN PROJECT
P.O. BOX 1570
LAS VEGAS, NV 89125

CONTACT: TODD KESSLER
PHONE: 702-953-4320
FAX: ----

OWNER

11TH STREET TAVERN, LLC
P.O. BOX 1570

CONTACT: TODD KESSLER
PHONE: 702-953-4320

UTILITY PROVIDERS

WATER: . . . . . LAS VEGAS VALLEY WATER DISTRICT
SEWER: . . . . . CITY OF LAS VEGAS
GAS: . . . . . SOUTHWEST GAS CORPORATION
ELECTRIC: . . . . . NV ENERGY
TELEPHONE: . . . . . CENTURYLINK
CABLE TV: . . . . . COX COMMUNICATIONS LAS VEGAS, INC.
TRASH: . . . . . REPUBLIC SILVER STATE DISPOSAL SERVICE

APPROVALS

DAVID BOWERS, P.E., #16736 P.T.O.E.
CITY ENGINEER — DATE 3/21/14

APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHT-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS, EXCEPT THOSE SPECIFICALLY LISTED UNDER DEVIATIONS FROM STANDARD. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARDS DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA, NEVADA.

CHRIS KNIGHT, DIRECTOR, BUILDING & SAFETY — DATE 3-31-14

NOTE:
THIS PLAN CONFORMS TO THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT.

LAS VEGAS FIRE AND RESCUE — DATE 3/19/14

LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER (1ST APPROVED 10/9/13) — DATE 3-25-14
PROJECT 122195 SHEETS C1.01, C1.02 & ~~C3.01~~ C3.01

SOUTHWEST GAS CORPORATION — DATE 3-20-14

NV ENERGY — DATE 3-6-14

NV ENERGY ACKNOWLEDGES THAT WE HAVE RECEIVED YOUR PLANS AND WILL PROVIDE SERVICE TO ALL ELECTRICAL NEEDS ASSOCIATED WITH THIS PROJECT. NV ENERGY RESERVES THE RIGHT TO ADDRESS ANY EXISTING OR FUTURE CONFLICTS ONCE THE FINAL DESIGN IS COMPLETED. THE NEW SERVICE AND THE RESOLUTION OF ANY CONFLICTS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS.

COX COMMUNICATIONS LAS VEGAS, INC. — DATE 3-13-14

CENTRAL TELEPHONE COMPANY D.B.A. CENTURYLINK — DATE 3/6/14

THE AFFIXED CENTURYLINK APPROVAL DOES NOT ASSUME OR GUARANTEE LIABILITY FOR KNOWN OR UNKNOWN CONFLICTS WITH EXISTING OR PROPOSED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS.

SHEET INDEX

Sheet List Table

Sheet Number	Sheet	Sheet Title
1	C1.01	COVER SHEET
2	C1.02	NOTE SHEET
3	C2.01	DEMO PLAN
4	C3.01	UTILITY PLAN
5	C4.01	GRADING PLAN
6	C5.01	HORIZONTAL CONTROL PLAN
7	1 of 1	LANDSCAPE PLAN

GENERAL SITE INFORMATION

NOTE: LOCATIONS OF UTILITIES SHOWN IS APPROXIMATE

NOTE:

LOCHSA ENGINEERING ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS AND ELEVATIONS. THE UTILITIES SHOWN ON THIS PLAN ARE FROM THE BEST AVAILABLE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, THE WATER, FIRE, SANITARY SEWER, STORM SEWER, TELEPHONE, POWER, GAS, AND IRRIGATION LINES PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. IF CONFLICT EXISTS IN THE FIELD, THE CONTRACTOR IS TO NOTIFY THE PROJECT ARCHITECT, OWNER'S REPRESENTATIVE AND THE PROJECT ENGINEER IMMEDIATELY.

A.P.N.:
139-34-712-079

BASIS OF BEARINGS:
THE CENTERLINE OF 11TH STREET, AS NORTH 27°55'28" EAST PER PLAT BOOK 126, PAGE 98 FILED IN THE THE OFFICE OF THE CLARK COUNTY NEVADA RECORDER AS BOOK 2, PAGE 54, OFFICIAL RECORDS

BENCHMARK:
CITY OF LAS VEGAS BENCHMARK 13LV0135W4, BEING A RIVET AND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER OF FREEMONT STREET AND ELEVENTH STREET. ELEVATION = 605.1877 METERS (1985.52 FEET) (NAVD '88)

SAFETY ALERT
Call Before You Overhead
1-702-227-2929
AVOID LIFTING EQUIPMENT AND VEHICLES TRAFFIC CONES AND LIGHT STAND CONTACTS ITS OWNER
Call before you UnderGround
1-702-432-5300
Call before you dig
Avoid cutting underground utility lines. It's costly.
Call 811
OR
NEVADA UNDERGROUND PROTECTION SERVICE
1-800-227-2600

LEGEND

CL OR SURVEY LINE	EASEMENT LINE	DESCRIPTION:	CONTOUR LINES, EDGE OF PAVEMENT, "A" TYPE CURBS, "L" TYPE CURBS, WALLS, FENCES, AC PAVEMENT, CONCRETE, SPOT ELEVATIONS, SIGNS, MANHOLE W/ DESCRIPTION
PROPERTY LINE	SAWCUT LINE	EXISTING:	(2210)
ROW LINE	SCARP LINE	PROPOSED:	2122

MANHOLE DESCRIPTIONS
Ⓢ = SANITARY SEWER
Ⓓ = STORM DRAIN
Ⓔ = ELECTRICAL
Ⓣ = TELEPHONE

FIRE HYDRANTS, GATE VALVES, REDUCERS, CLEAN OUTS, UTILITY BOX OR VAULT, BACKWATER VALVES, 100w HPS STREETLIGHTS, 150w HPS STREETLIGHTS, 200w HPS STREETLIGHTS, 250w HPS STREETLIGHTS

3/3/2014 11:08 AM
N:\Projects\Working\Downtown\Plot Drawings\C-13079-2-100-C1-101.dwg

REV.:	DATE:	BY:	DESCRIPTION:

Lochsa engineering
6345 South Jones Blvd.
Suite 100
Las Vegas, NV 89118
Phone (702) 362-6312
Fax (702) 362-6447
www.lochsa.com

SHEET: GENERAL COVER SHEET
TITLE: BUNKHOUSE RENOVATIONS 124 11TH STREET LAS VEGAS, NEVADA

PROJECT No.: 131079
DATE: 03-03-14
SCALE: NONE
DRAWN BY: C.W.
DESIGNED BY: C.W.
CHECKED BY: G.M.

SEAL: STATE OF NEVADA — GUY M. MORRIS — EXP. 12-31-15 — CIVIL — No. 14528 — 01-23-14 — 3-3-14

SHEET No. C1.01
SHEET 1 OF 6

CLV No. 1145271 3 10TV6232