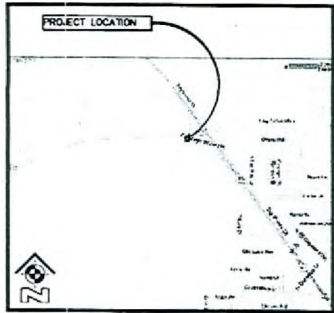


DESIGN DATA

LOT AREA	113,333 SQ. SQUARE FEET (2.65 ACRES)
BASED	3,504 SQUARE FEET
C-STORE	3,710 SQUARE FEET (PLUS 1,000 SF. CAP. WASH.)
TOTAL BUILDING AREA	13,214 SQUARE FEET
LOT COVERAGE	11.7%
PARKING REQUIRED (CITY OF LAS VEGAS - TITLE 15.10)	
TYPICAL	PARKING 2,752 SF. / 70 STALLS, NON-PARKING 2,752 SF. / 200 STALLS
DETAIL	3,800 SF. / 115 STALLS = 33.07 STALLS
TOTAL STALLS REQUIRED	= 102 STALLS ON 105 STALLS
PARKING PROVIDED	
MEDIUM STALLS	112 STALLS
ADDITIONAL 1/2 ALL	1 VAN STALL, 4 REGULAR STALLS
TOTAL STALLS	117 STALLS

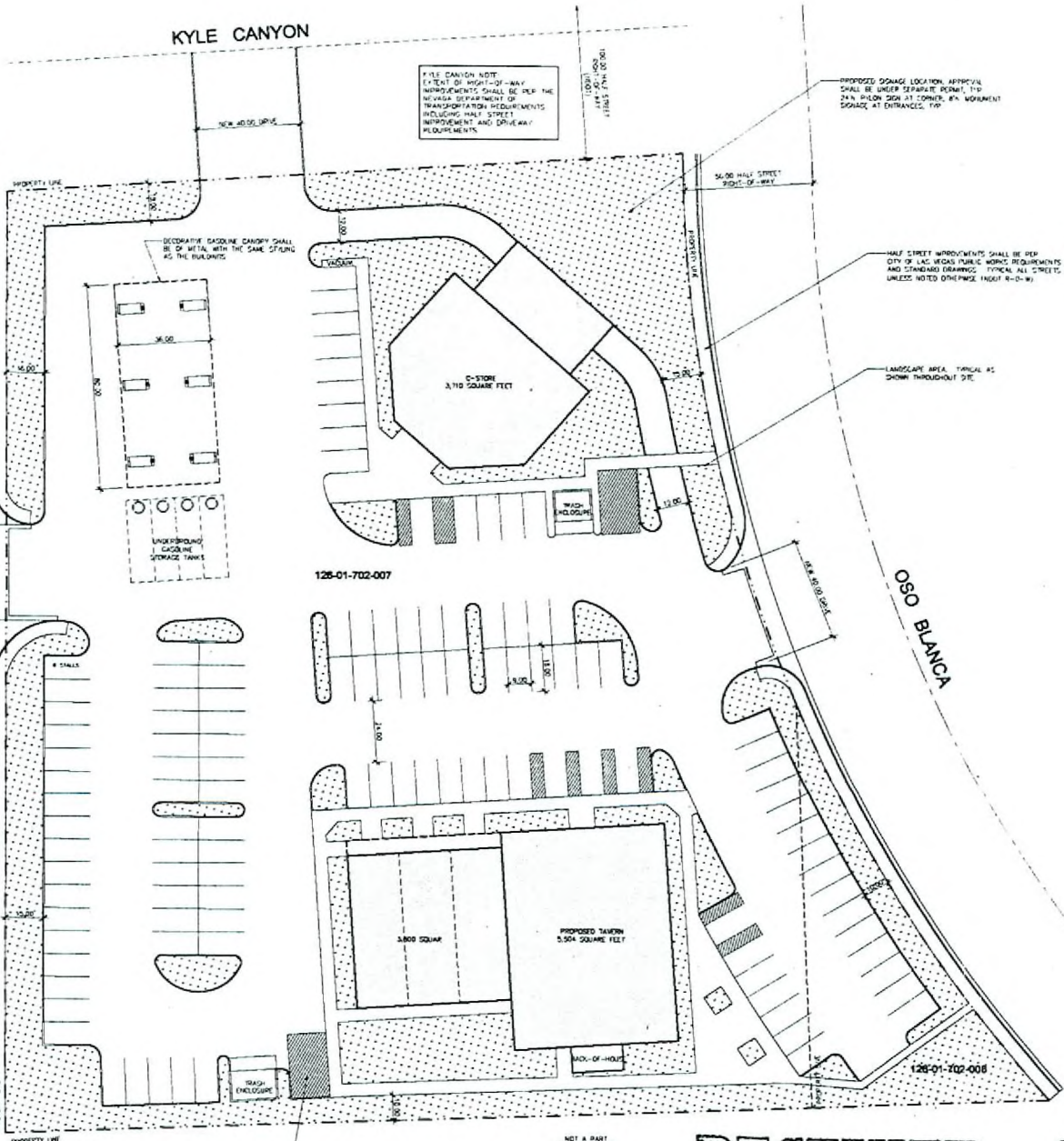
NOT A PART
128-01-702-008
U (PDC) (CITY OF LAS VEGAS)



NOTE:
THIS PLAN WAS PREPARED BASED ON INFORMATION FROM
A CLAIM COUNTY AGGREGATE PARTIAL MAP AND WAS
NOT PREPARED WITH THE BENEFIT OF A FIELD SURVEY.
THE FINAL DESIGN SHALL BE ADJUSTED ACCORDINGLY
BASED ON THE ACTUAL FIELD WORK COMPLETED.

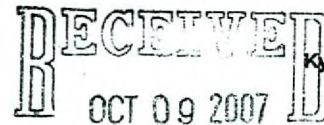
Architectural Site Plan

Scale: 1" = 20' 0"
BBG Project No.: 5607A
Version 5 - Schematic Design



BRESLIN BUILDERS

ZON-9662
SUP-9664
SUP-9665
SDR-9666
11-07-07 CC



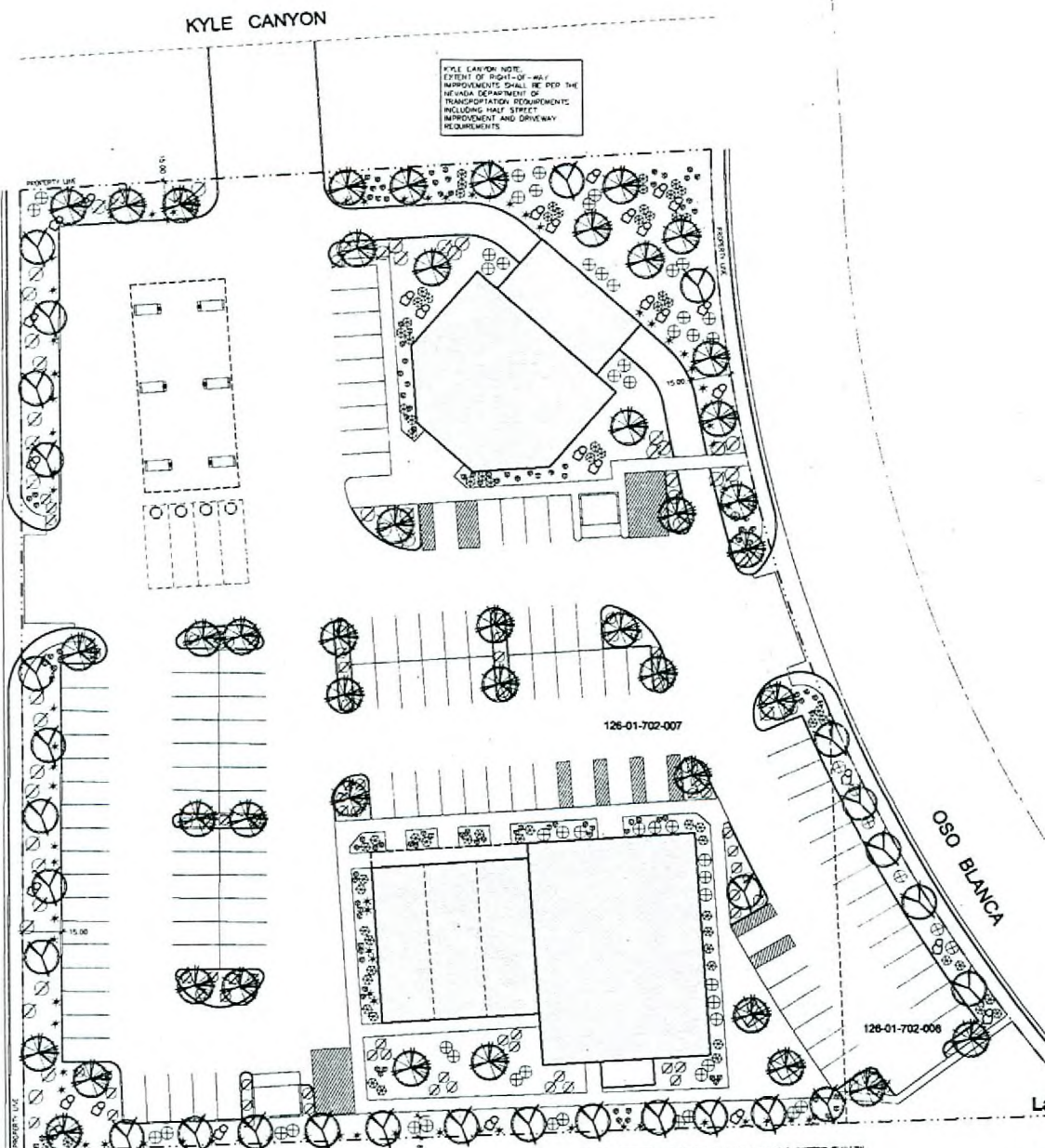
Sagebrush Cantina
Kyle Canyon and Oso Blanco, Las Vegas, Nevada

Land-Use Submittal Package
September 6, 2007



LANDSCAPING GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE TO JUMP ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
2. THE LANDSCAPE CONTRACTOR SHALL ARRANGE ALL PLANT MATERIAL PRIOR TO INSTALLATION. PLANT MATERIAL SHALL HAVE IDENTIFICATION TAGS ON AT LEAST 10% OF TOTAL QUANTITY OF EACH SPECIES. TAGS SHALL SHOW THE GENUS, SPECIES AND VARIETY, ETC. THE LANDSCAPE CONTRACTOR SHALL PROVIDE MATCHING TAGS AND FORMS OF LIST (ARMS) SPECIES AS SHOWN ON DRAWINGS.
3. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO DESIGN/INSTALL THE IRRIGATION SYSTEM IN ACCORDANCE WITH CITY OF LAS VEGAS TITLE 19-2 AND ACCEPTABLE INDUSTRY STANDARDS.
4. DECOMPOSED GRANITE USED ON THIS PROJECT SHALL BE 1/4" MINUS CO. OF SHALL BE MOUNTAIN GOLD SELECTED BY THE OWNER AND SHALL BE A MINIMUM OF 2" IN DEPTH TYPICAL IN ALL PLANTING BEDS. DECOMPOSED GRANITE SHALL CONTAIN NO FIBES AND MUST ACCURATELY REPRESENT THE LANDSCAPE CONTRACTOR SHALL RECEIVE VERIFICATION OF MIX FROM THE SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.
5. LANDSCAPE BOULDERS COLOR SHALL MATCH OR COMPLEMENT ROCK GRADATIONS. ALL BOULDERS TO BE GRANITE UNLESS NOTED OTHERWISE. BOULDERS SHALL BE FOUND IN SHAPE AND SHALL BE 2' TO 4' IN DIAMETER, SIZED ACCORDING TO THE FOLLOWING PERCENTAGES:
 - 40% 4' LARGEST DIAMETER
 - 40% 3' LARGEST DIAMETER
 - 20% 2' LARGEST DIAMETER
6. THE BOULDER SHALL BE SET BY THE LANDSCAPE CONTRACTOR WITH NO MORE 1/4 OF BODY DIAMETER SET INTO FINISHED GRADE.
7. ALL LANDSCAPING SHALL BE INSTALLED PER CITY OF LAS VEGAS TITLE 19A ZONING CODE AND OTHER APPLICABLE CODES.
8. EACH PLANT SHALL BE PROVIDED ITS OWN DRIP IRRIGATION LINE. MAIN LINES SHALL BE A MINIMUM OF 1" AND ISOLATION VALVES SHALL BE INCORPORATED AT DIFFERENT PLANTING AREAS AND PLANTING TYPES.
9. ALL AREAS SHALL RECEIVE DECOMPOSED GRANITE AS COVERING UNLESS NOTED OTHERWISE.
10. ALL LANDSCAPING SHALL BE ON AN AUTOMATIC WATERING SYSTEM WITH AN ELECTRIC TIME CLOCK. THE TIME CLOCK SHALL BE PLACED WITHIN THE BUILDING.
11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL SLEEVES REQUIRED UNDER PAVEMENT AND SIDEWALK AREAS. PROVIDE A MINIMUM OF (2) PVC CONDUITS WITH (1) 1" MINIMUM AND (1) 2" MINIMUM. ALL LANDSCAPE AREAS SHALL BE INTERCONNECTED.
12. ALL TREES PLANTED ALONG RIGHT-OF-WAY SHALL BE PLANTED AT 3'-0" MINIMUM BROAD OF SIDEWALK. TREES WITHIN 2' OF SIDEWALKS OR WALLS SHALL BE PLANTED WITH A ROOT SHIELD (SCIPPED TO DIRECTLY ROOT DRAINING DIRECTION).
13. ANY REQUIRED PLANT MATERIAL THAT DOES NOT SURVIVE OR SUSTAINS SEVERE DAMAGE, SHALL BE REPLACED WITHIN NINETY (90) DAYS.
14. ALL EXISTING LANDSCAPE AREAS SHALL BE DE-WEEDED AND SHALL HAVE THE TOP 8" OF SOIL REPLACED WITH CLEAN WETTED FINE MATERIAL. ALL EXISTING LANDSCAPE MATERIAL SHALL BE REMOVED AND DISPOSED OF.



KYLE CANYON NOTE:
 EXTENT OF RIGHT-OF-WAY IMPROVEMENTS SHALL BE PER THE NEVADA DEPARTMENT OF TRANSPORTATION REQUIREMENTS INCLUDING HALF STREET IMPROVEMENT AND DRIVEWAY REQUIREMENTS.

TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	QUERCUS VILLOSA	CALIFORNIA PINEAPPLE TREE	24" DBH	
	PLANTAGINIS	AFRICAN SIKANG	24" DBH	MULTI-TRUNK

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	ROSA CANADENSIS	ROSEAWAY	3 GAL	
	WUEFERBODIA PINKS	DEER QUACK	3 GAL	
	SALEMA NULTRADATA	DECEPT WARRIOR	3 GAL	
	HEPICALIS PAPILLIFERA	RED SIDA	3 GAL	
	NANOKA DOMESTICA	HEAVENLY BAMBOO	3 GAL	

Landscape Plan

Scale: 1" = 30' 0"
 SBDCG Project No.: 56207A
 Version 5 - Schematic Design

ZON-9662
 SUP-9664
 SUP-9665
 SDR-9666
 11-07-07 CC

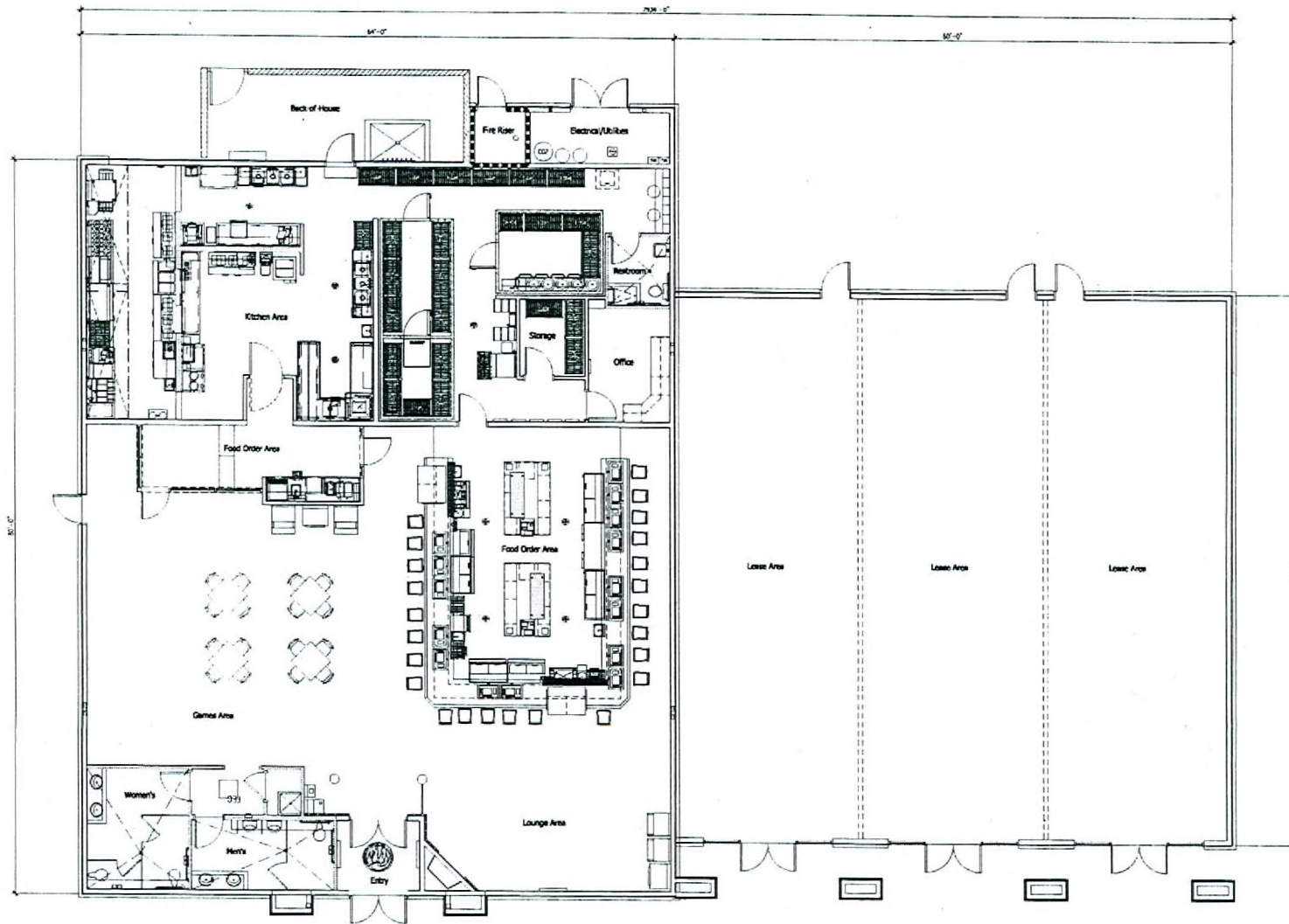
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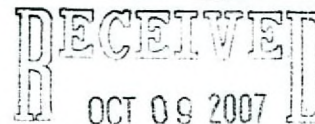


Tavern/Retail Floor Plan

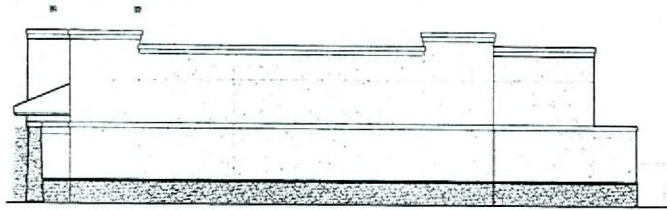
Land-Use Submittal Package
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Scale: 3/16" = 1' 0"
BBOG Project No.: 5667A
Version: 5

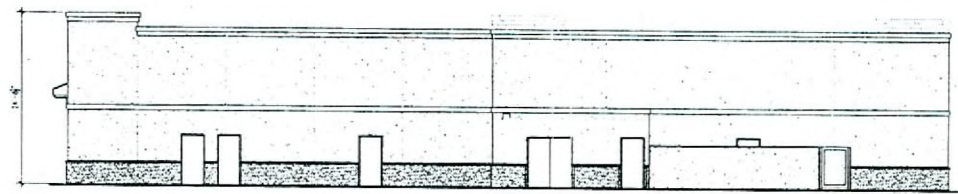
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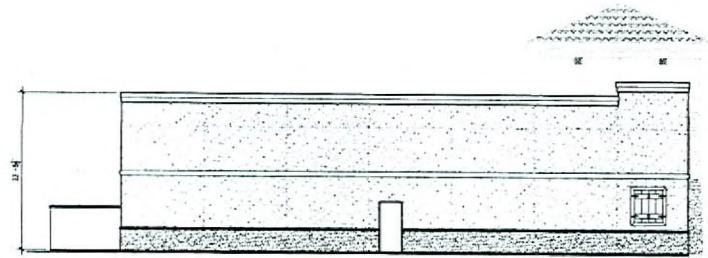
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Side Elevation (West)



Rear Elevation (South)



Side Elevation (East)



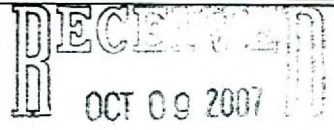
Front Elevation (North)

Tavern/Retail Elevations

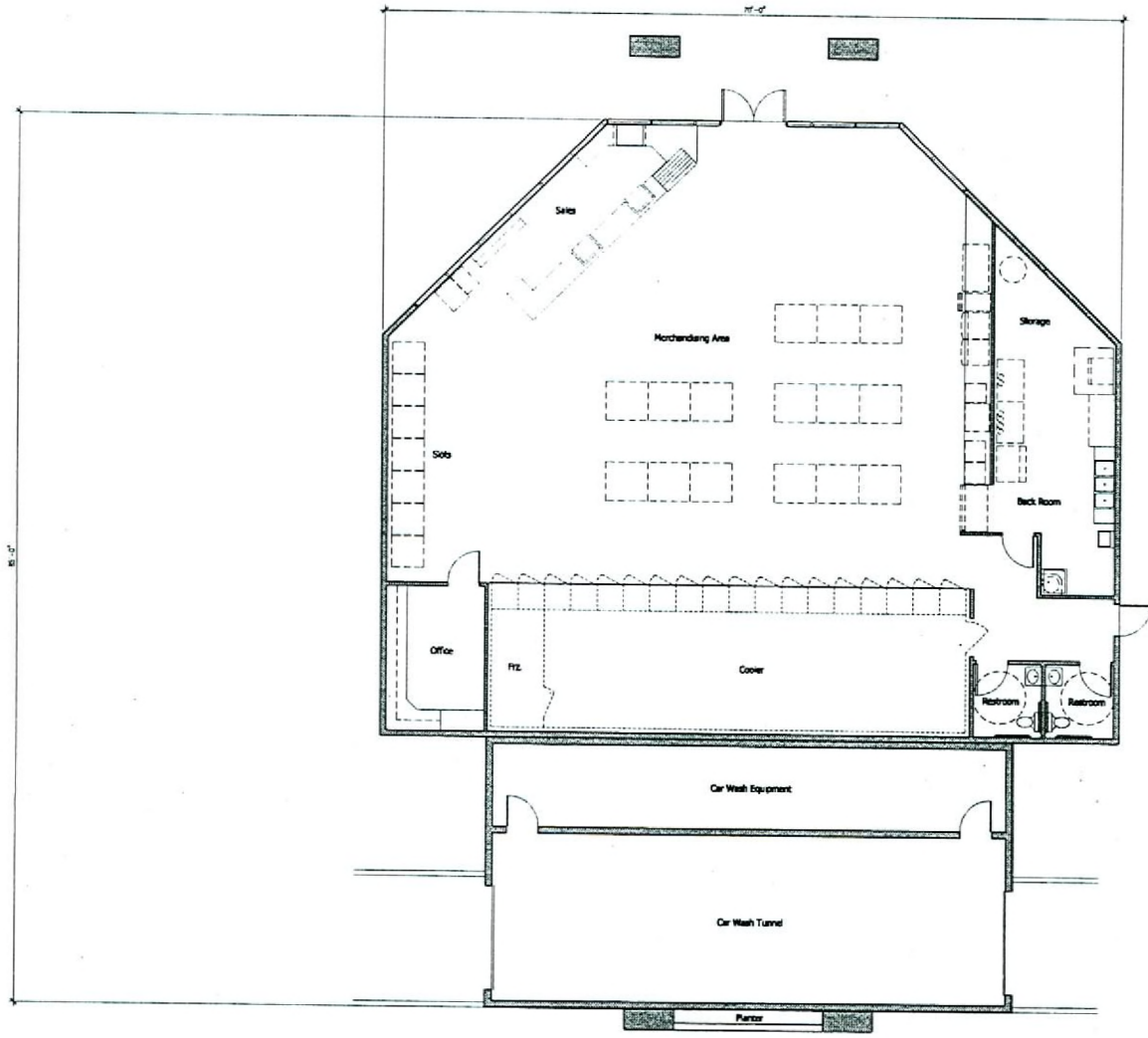
Scale: 1/8" = 1'-0"
 BBOG Project No.: 5607A
 Version 5

Land-Use Submittal Package
 September 5, 2007

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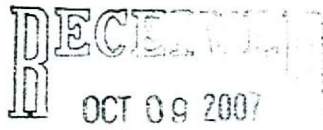


C-Store Floor Plan

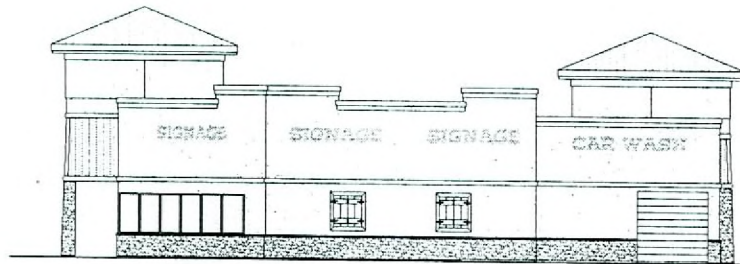
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 BRDG Project No.: 5607A
 Version 5

Land-Use Submittal Package
 September 5, 2007

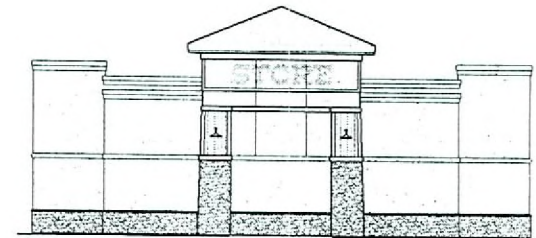
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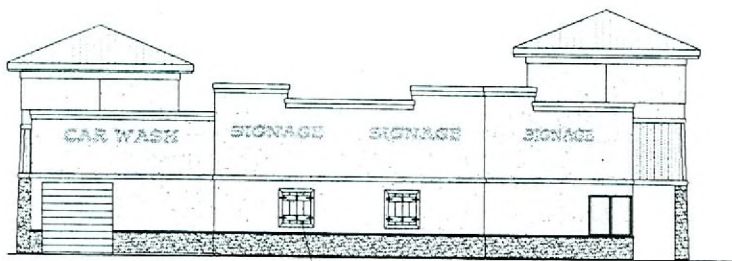
Sagebrush Cantina
 Kyle Canyon and Oso Blanco, Las Vegas, Nevada



Side Elevation (South)



Rear Elevation (East)



Side Elevation (North)



Front Elevation (West)

C-Store Elevations

Scale: 1/8" = 1'-0"
 BBOG Project No.: 5607A
 Version 5

Land-Use Submittal Package
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