

Land-Use Submittal
August 4, 2009

RECBODYFLYING.us LLC - Las Vegas
700 East Sahara Avenue, Las Vegas, Nevada

33

09/24/09 PC



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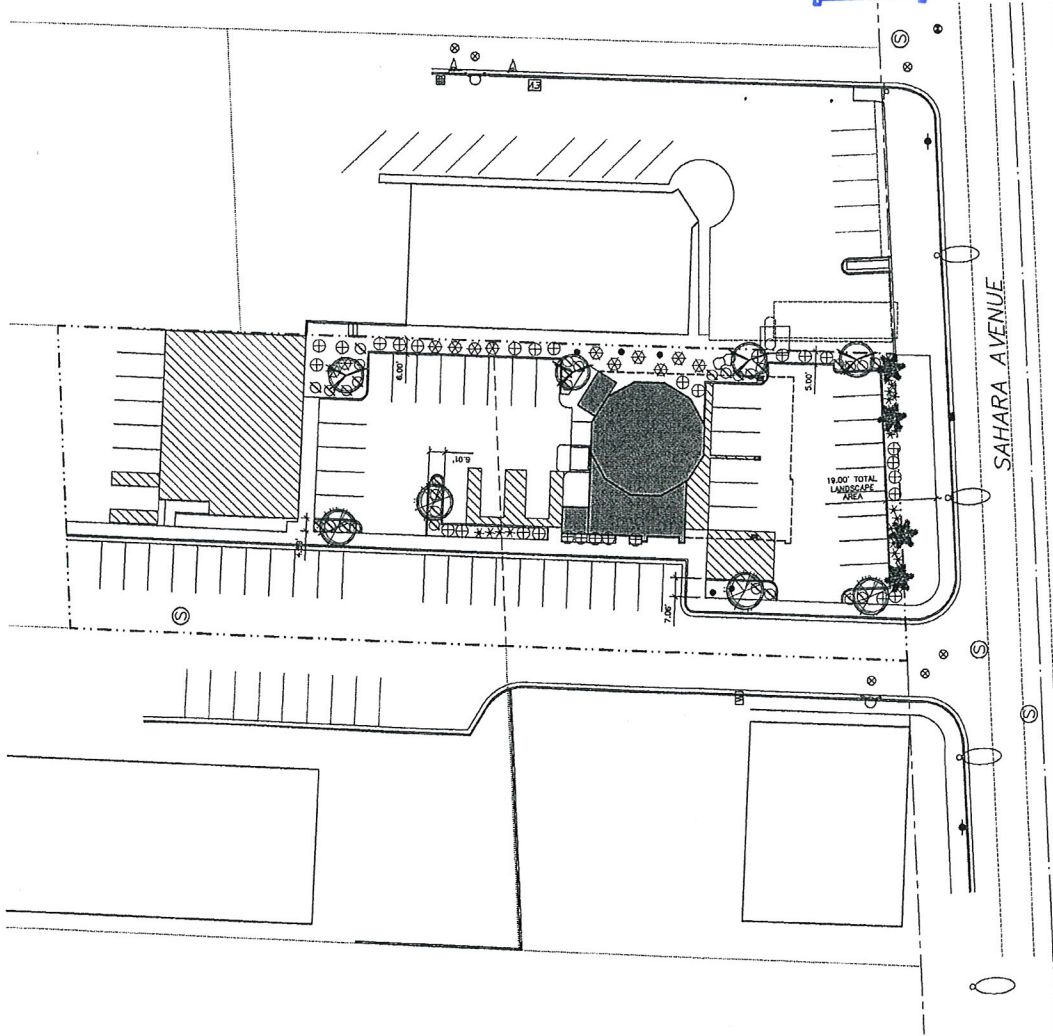
Land-Use Submittal
Revised September 4, 2009

BodyFlying.us LLC - Las Vegas
700 East Sahara Avenue, Las Vegas, Nevada

SDR-35186

REVISED

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- LANDSCAPING GENERAL NOTES:**
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES. THE PLANT LIST IS INTENDED AS A REFERENCE ONLY.
 2. THE LANDSCAPE CONTRACTOR SHALL APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION. PLANT MATERIAL SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME AND IN THE SPECIFIED QUANTITY. PLANT MATERIAL SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME AND IN THE SPECIFIED QUANTITY. PLANT MATERIAL SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME AND IN THE SPECIFIED QUANTITY.
 3. THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO DESIGN BUILD THE IRRIGATION SYSTEM IN ACCORDANCE WITH LOCAL CODES AND ACCEPTABLE INDUSTRY STANDARDS.
 4. DISCOMPOSED GRASS USED ON THIS PROJECT SHALL BE 1/4" BARS. COLOR SHALL BE GREEN. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE IRRIGATION SYSTEM. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE IRRIGATION SYSTEM. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF THE IRRIGATION SYSTEM.
 5. LANDSCAPE BOUNDARY COLOR SHALL MATCH OR COMPLEMENT BODILY GRASSCOVER. ALL PLANTING SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME AND IN THE SPECIFIED QUANTITY. PLANT MATERIAL SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME AND IN THE SPECIFIED QUANTITY.
 6. THE BOLLARD SHALL BE SET BY THE LANDSCAPE CONTRACTOR WITH NO MORE 1/4" OF POOL DIAMETER SET INTO THROAT GRADE.
 7. ALL LANDSCAPING SHALL BE INSTALLED PER CITY OF LAS VEGAS TITLE 19 ZONING CODE AND CITY OF LAS VEGAS LANDSCAPE CODE.
 8. EACH PLANT SHALL BE SHOWN WITH ITS OWN RWP IRRIGATION LINE. MAIN LINES SHALL BE A MINIMUM OF 1" AND BOLLARD VALVES SHALL BE INCORPORATED AT DIFFERENT PLANTING AREAS.
 9. ALL AREAS SHALL RECEIVE DISCOMPOSED GRASS AS COVERING UNLESS NOTED OTHERWISE.
 10. ALL LANDSCAPING SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME AND IN THE SPECIFIED QUANTITY. PLANT MATERIAL SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME AND IN THE SPECIFIED QUANTITY.
 11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PLANT MATERIAL. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PLANT MATERIAL. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL PLANT MATERIAL.
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 13. ANY REQUIRED PLANT MATERIAL THAT DOES NOT SURVIVE, OR SUSTAIN SCORCH DAMAGE, SHALL BE REPLACED WITHIN THE SPECIFIED TIME FRAME AND IN THE SPECIFIED QUANTITY. PLANT MATERIAL SHALL BE INSTALLED WITHIN THE SPECIFIED TIME FRAME AND IN THE SPECIFIED QUANTITY.
 14. ALL EXISTING LANDSCAPE AREAS SHALL BE DE-ANNEZED AND SHALL HAVE THE TOP 4" OF SOIL REPLACED WITH CLEAN RED PINE MATERIAL. ALL EXISTING LANDSCAPE MATERIAL SHALL BE REMOVED AND SHIPPED OFF.

TREE SCHEDULE

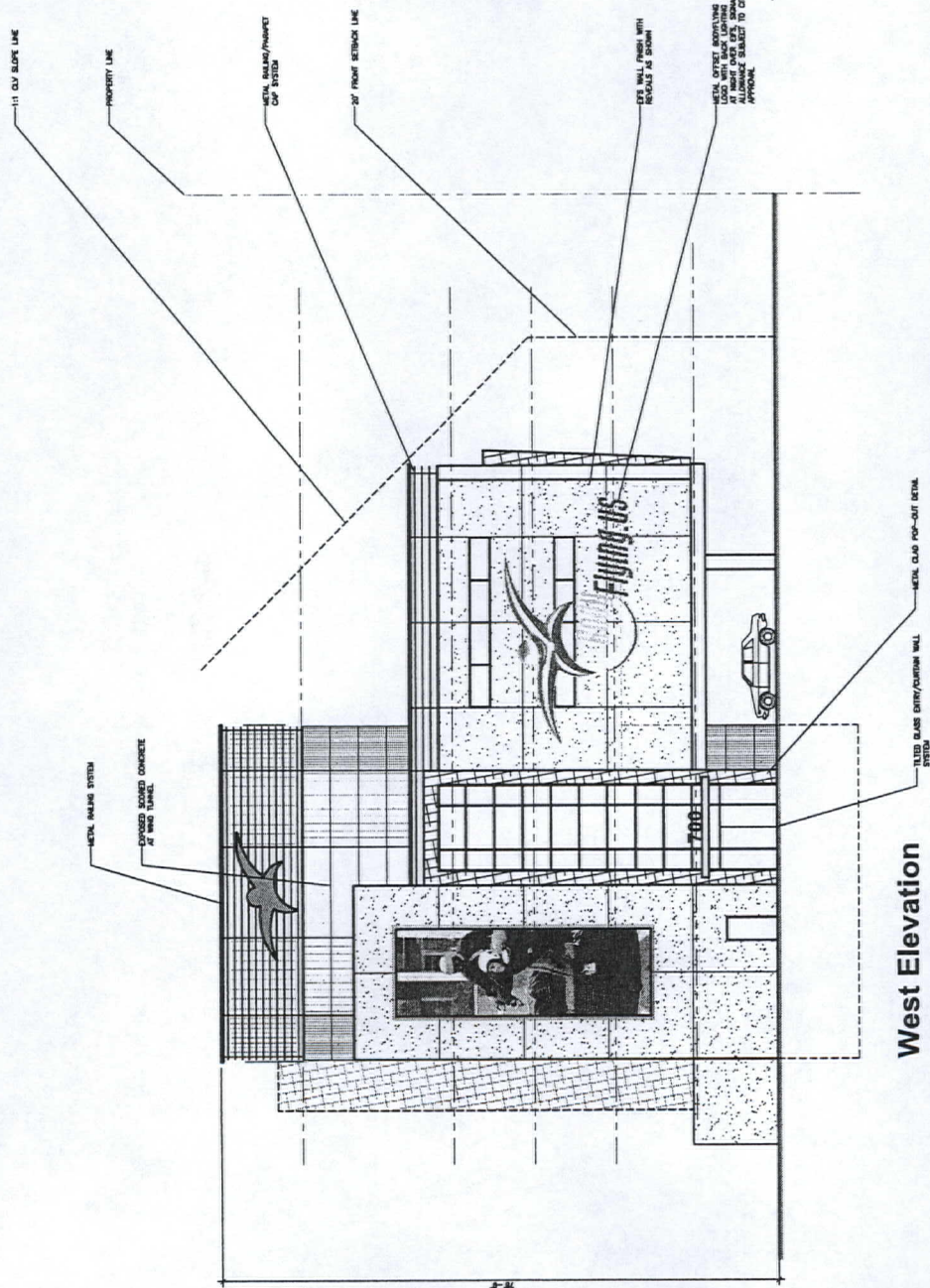
SYMBOL	RECOMMENDATION	COMMENTS	SIZE
	WAGONTAIL NINEBARK HYDRANGEA	MODERN FINE PALM	20 FEET 8 IN AT STREET EOM
	SPRING ANEMONE "TRIPLE BLOSSOM"	PURPLE ROSE LOCUST	24" DIA. UNMAN
	SHRUBS - MILE	CHATELAIN PINKY BEE	24" DIA. UNMAN ORBIT

PLANT SCHEDULE

SYMBOL	RECOMMENDATION	COMMENTS	SIZE
	ROSEMARY OFFICIALS	ROSEMARY	5 GAL
	WAGONTAIL NINEBARK	DEER GRASS	5 GAL
	SPRING ANEMONE "TRIPLE BLOSSOM"	DESBERT MARSH	5 GAL
	SHRUBS - MILE	RED YUCCA	5 GAL
	WAGONTAIL NINEBARK	HEAVY BLOSSOM	5 GAL
	SHRUBS - MILE	DESBERT LANTANA	5 GAL - VARIOUS COLORS
	SHRUBS - MILE	WAGONTAIL NINEBARK	24" TO 48" - RED BLOSSOM ABOVE

Landscape Plan

Scale: 1" = 20'-0"
Project No.: 1109A
Version: 3c



South Elevation

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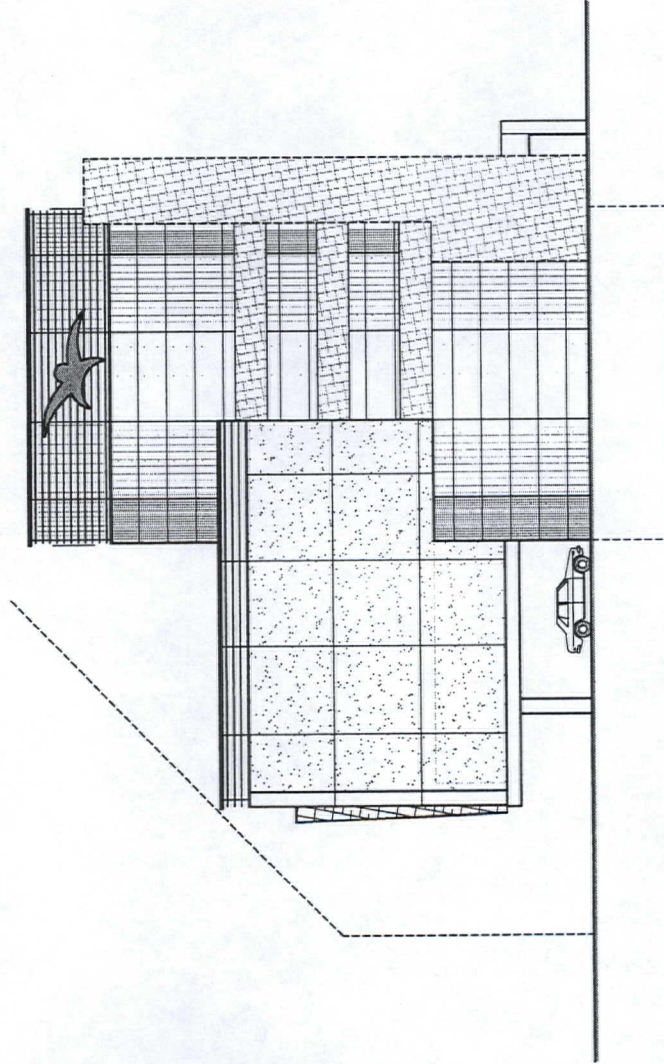
JUL 14 2009

Land-Use Submittal
July 9, 2009

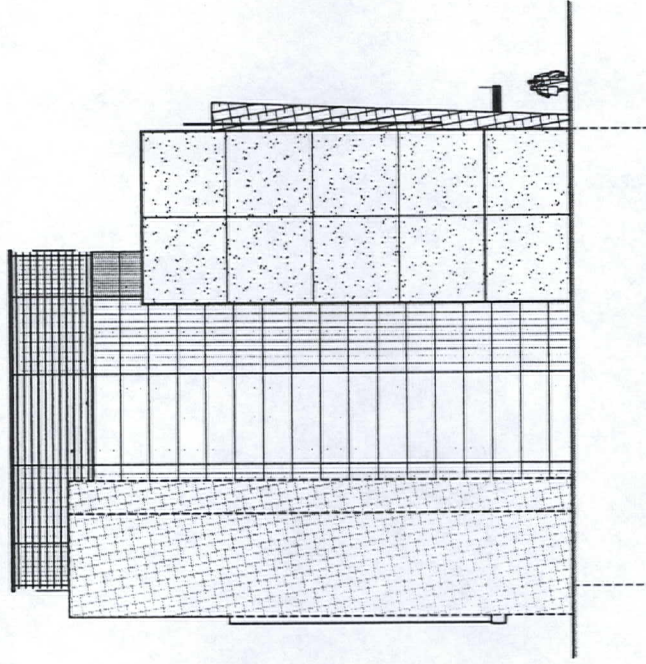
Exterior Elevations

Scale: 1/8" = 1'-0"
 B80G Project No.: 1109A
 Version 2

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700 East Sahara Avenue, Las Vegas, Nevada
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East Elevation



North Elevation

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Land-Use Submittal
 July 9, 2009

Exterior Elevations

Scale: 1/8" = 1'-0"
 BIDD Project No.: 1109A
 Version 2

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 700 East Sahara Avenue, Las Vegas, Nevada



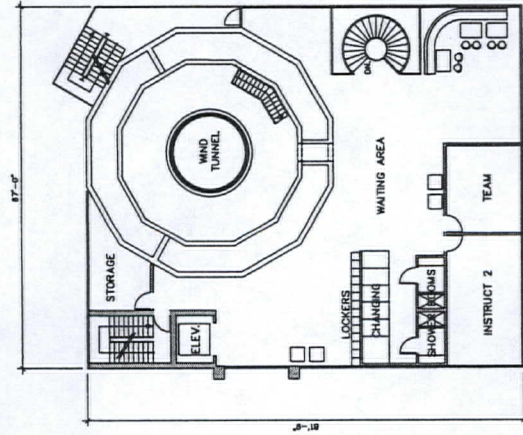
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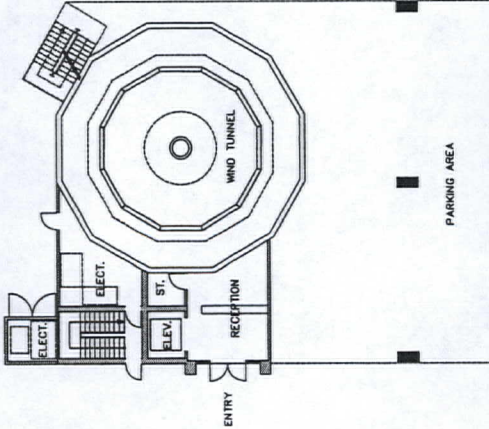
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Level 4 (Spectator)



Level 1 (Entrance)

AREA SQUARE FOOTAGE BREAKDOWN:

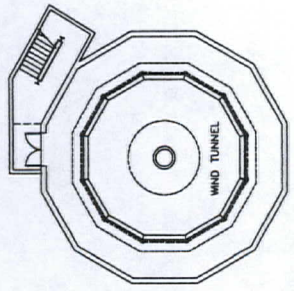
AREAS	TECHNICAL AREA	BUSINESS AREA
LEVEL B	250 S.F.	0 S.F.
LEVEL 1	271 S.F.	271 S.F.
LEVEL 2	524 S.F.	0 S.F.
LEVEL 3	185 S.F.	3,641 S.F.
LEVEL 4	165 S.F.	3,499 S.F.
LEVEL 5	0 S.F.	0 S.F.
LEVEL 6	2,375 S.F.	7,604 S.F.
TOTALS	2,375 S.F.	7,604 S.F.

TOTAL AREAS = 9,979 SQUARE FEET

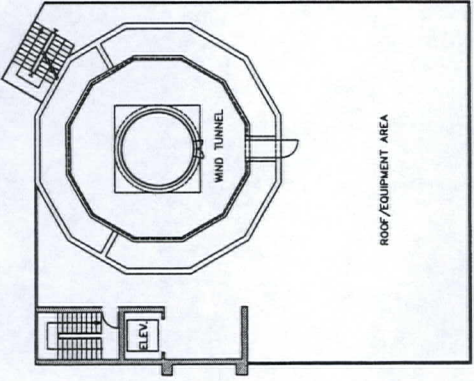
Floor Plans

Scale: 3/32" = 1'-0"
 BDDG Project No.: 1109A
 Version: 2

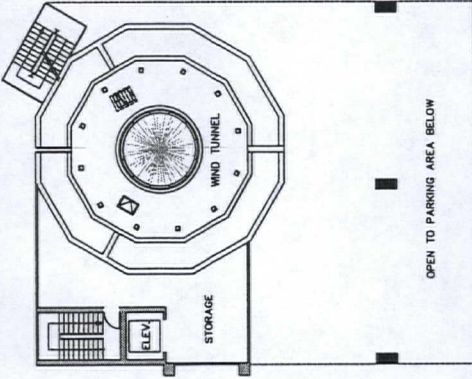
These drawings are prepared by BDDG, Inc. for the use of the client. They are not to be used for any other purpose without the written consent of BDDG, Inc. The client is responsible for the accuracy of the information provided to BDDG, Inc. and for the accuracy of the information provided to the client.



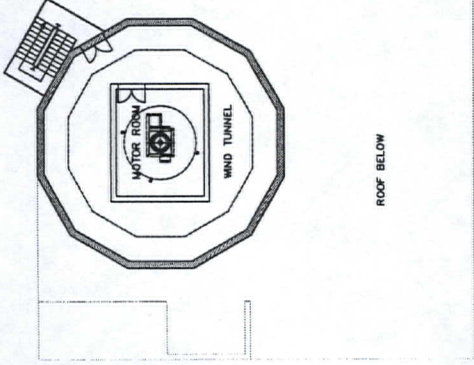
Level B (Basement)



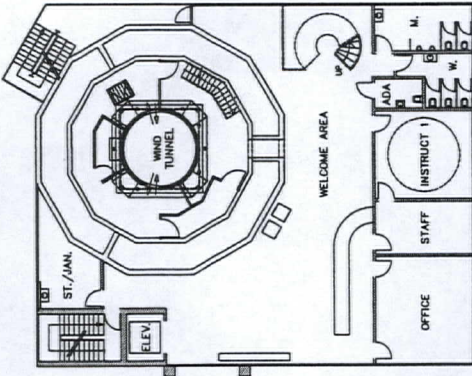
Level 5 (Propeller)



Level 2 (Storage)

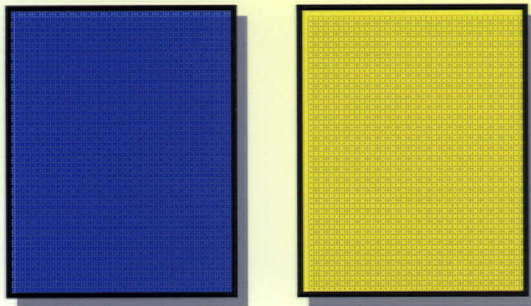


Level 6 (Motor)

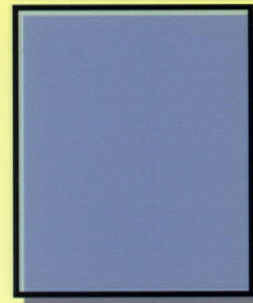


Level 3 (Flyers)

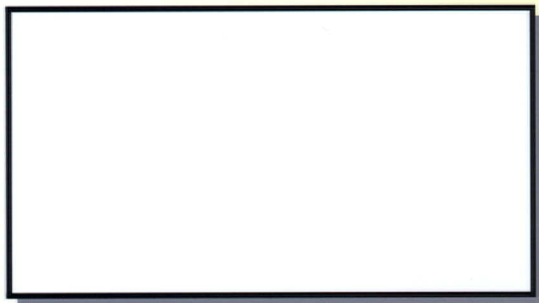
Color and Materials Board



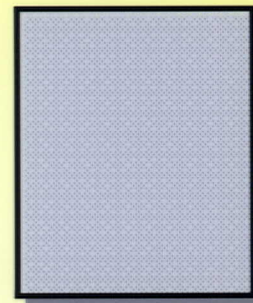
Typical EIFS and Accent
Paint and Trim Colors



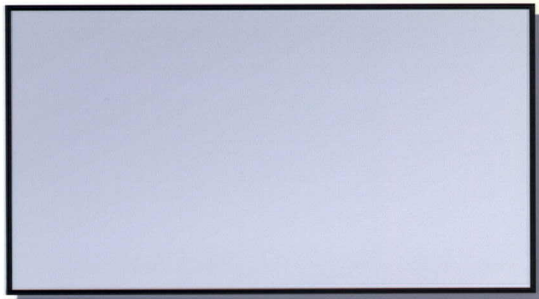
Typical Glazing Color
PPG Solarban® z50 or equal



Typical EIFS
Field Color



Typical Storefront/Glazing
Colors - Anodized Aluminum



Typical Exposed
Concrete



Typical Aluminum
Metal Siding



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Prepared by:

**BRESLIN
BUILDERS**

SDR-35186

08/27/09 PC

SDR 35186				
Bodyflying US, LLC				
700 E. Sahara Ave.				
Proposed 10 thousand square foot indoor amusement facility.				
Traffic produced by proposed development:				
Existing Use	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	MEDICAL-DENTAL OFFICE BUILDING [1000 SF]	3.5	36.13	126
AM Peak Hour			2.48	9
PM Peak Hour			3.72	13
(heaviest 60 minutes)				
New Proposal	DESCRIPTION	#UNIT	RATE/# UNIT	TOTAL
Average Daily Traffic (ADT)	RECREATIONAL COMM CTR [1000SF]	10	22.88	229
AM Peak Hour			1.62	16
PM Peak Hour			1.64	16
(heaviest 60 minutes)				
Net Change	DESCRIPTION	#UNIT		TOTAL
Average Daily Traffic (ADT)	FAST-FOOD W/ DRIVE THRU [1000 SF]	6.5		103
AM Peak Hour				7
PM Peak Hour				3
(heaviest 60 minutes)				
Existing traffic on all nearby streets:				
Sahara Ave.				
Average Daily Traffic (ADT)	56,901			
PM Peak Hour	4552			
(heaviest 60 minutes)				
6th St.				
Average Daily Traffic (ADT)	2,917			
PM Peak Hour	233			
(heaviest 60 minutes)				
Traffic Capacity of adjacent streets				
	Adjacent street ADT			
	Capacity			
Sahara Ave.	51800			
6th St.	16900			

This project will add approximately 103 trips per day on Sahara Ave. and 6th St. This will increase the existing volumes by less than 1 percent on Sahara and about 4 percent on 6th. Sahara is currently over capacity and 6th is at about 17 percent of capacity.				
Based on Peak Hour use, this development will add roughly 7 additional cars into the area; which works out to about 1 every 9 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				