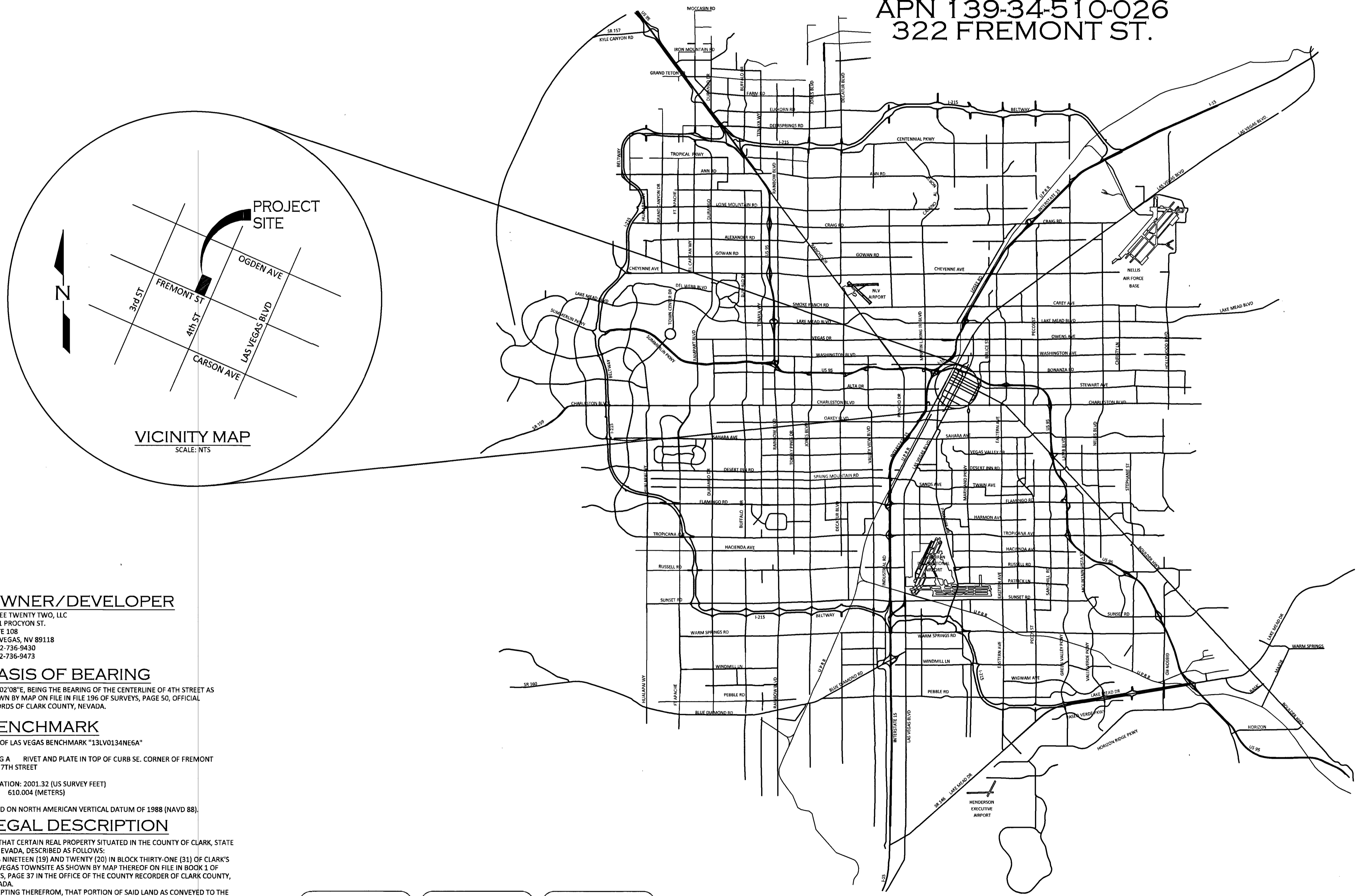


IMPROVEMENT PLANS FOR 322 FREMONT STREET BAR ADDITION & RENOVATION BY THREE TWENTY TWO, LLC

CITY OF LAS VEGAS
COUNTY OF CLARK
STATE OF NEVADA
APN 139-34-510-026
322 FREMONT ST.



| SHEET LIST TABLE | | |
|------------------|---------|--------------|
| SHEET NAME | SHEET # | SHEET TITLE |
| C1.01 | 1 | COVER SHEET |
| C1.02 | 2 | NOTE SHEET |
| C2.01 | 3 | UTILITY PLAN |

APPROVALS

NA
SOUTHWEST GAS CORPORATION _____ DATE _____

NA
CENTRAL TELEPHONE COMPANY dba CENTURYLINK _____ DATE _____
THE AFFIXED CENTURYLINK NEVADA 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.

NA
NV ENERGY - LAS VEGAS DISTRICT _____ DATE _____
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.

NA
COX COMMUNICATIONS LAS VEGAS INC. _____ DATE _____
K. G. Kirk 4/19/17

NA
LAS VEGAS FIRE & RESCUE
APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING THE FINAL APPROVAL FROM THE LVWVD.
Chris Knight 5-17-17
CHRIS KNIGHT, DIRECTOR, BUILDING AND SAFETY DEPARTMENT
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING DEPARTMENT

NA
CITY ENGINEER - ALLEN PAVELKA PE, #9029 _____ DATE _____
Allen Pavelka 5-17-17

APPROVAL OF THESE PLANS IS LIMITED TO:
THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS-OF-WAY AND/OR 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 STANDARDS". 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.
D. H. Haddock
LAS VEGAS VALLEY WATER DISTRICT ENGINEERING SERVICES MANAGER
DATE 3/16/17 PROJECT #125434
SHEETS: C1.01, C1.02 & C2.01

OWNER/DEVELOPER

THREE TWENTY TWO, LLC
5151 PROXYON ST.
SUITE 108
LAS VEGAS, NV 89118
P 702-736-9430
F 702-736-9473

BASIS OF BEARING

N28°02'08"E, BEING THE BEARING OF THE CENTERLINE OF 4TH STREET AS SHOWN BY MAP ON FILE IN FILE 196 OF SURVEYS, PAGE 50, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

BENCHMARK

CITY OF LAS VEGAS BENCHMARK "13LV0134NE6A"
BEING A RIVET AND PLATE IN TOP OF CURB SE. CORNER OF FREMONT AND 7TH STREET

ELEVATION: 2001.32 (US SURVEY FEET)
610.004 (METERS)

BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF CLARK, STATE OF NEVADA, DESCRIBED AS FOLLOWS:
LOTS NINETEEN (19) AND TWENTY (20) IN BLOCK THIRTY-ONE (31) OF CLARK'S LAS VEGAS TOWNSITE AS SHOWN BY MAP THEREOF ON FILE IN BOOK 1 OF PLATS, PAGE 37 IN THE OFFICE OF THE COUNTY RECORDER OF CLARK COUNTY, NEVADA.
EXCEPTING THEREFROM, THAT PORTION OF SAID LAND AS CONVEYED TO THE ESTATE OF SAMUEL L. FRIEDMAN, BY THAT CERTAIN DEED RECORDED JUNE 19, 1961 IN BOOK 303 OF OFFICIAL RECORDS, AS DOCUMENT NO. 245349, BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA

DISCLAIMER NOTE

EXISTING UTILITY LOCATIONS SHOWN HEREIN ARE APPROXIMATE ONLY. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT VERTICAL AND HORIZONTAL LOCATION OF ALL EXISTING UNDER-GROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN HEREON. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR UTILITIES NOT SHOWN IN THEIR PROPER LOCATION. ALL DISCREPANCIES MUST BE IMMEDIATELY REPORTED TO THE ENGINEER.
CALL BEFORE YOU DIG: 1-800-227-2600.

Call before you Dig
Call **811**
before you dig
1-800-227-2600

FAST
Call before you Underground
1-702-432-5300
FREEMAN AND WATERS SYSTEM OF TRANSPORTATION

AVOID HITTING OVERHEAD POWER LINES. IT'S COSTLY.
CALL BEFORE YOU DIG OVERHEAD
1-702-227-2929

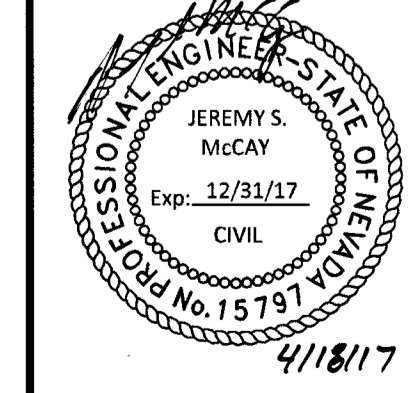
MCCAY ENGINEERING
11700 W. CHARLESTON BLVD.
SUITE #170258
LAS VEGAS, NEVADA 89135
P. 702-660-3897



ENVIRONMENTAL DESIGN GROUP
450 FREMONT STREET
SUITE 233
LAS VEGAS, NV 89101
TEL (702) 979-9900

322 FREMONT STREET BAR ADDITION & RENOVATION
COVER SHEET

DATE: 04/14/2017
DRAWN BY: JSM
PROJECT MGR: JSM
PROJECT NO: 17231
SCALE: NONE



SHEET C1.01
1 OF 3 SHEETS
DRAWING NO. #69539

PROJ. #125434 AGR-116304 QS-139-34-NE

BASIS OF BEARING

N28°02'08"E, BEING THE BEARING OF THE CENTERLINE OF 4TH STREET AS SHOWN BY MAP ON FILE IN FILE 196 OF SURVEYS, PAGE 50, OFFICIAL RECORDS OF CLARK COUNTY, NEVADA.

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OWNER/DEVELOPER

THREE TWENTY TWO, LLC
5151 PROCYON ST.
SUITE 108
LAS VEGAS, NV 89118
P 702-736-9430
F 702-736-9473

**FIRE FLOW DATA - IFC
APPENDIX B § B105.1**

| | OFFICE BUILDING |
|-----------------------------|-----------------|
| BUILDING HEIGHT | 36.0' |
| OCCUPANCY CLASSIFICATION | M, A-2 |
| CONSTRUCTION CLASSIFICATION | V-A |
| FLOOR AREA | 10,551 S.F. |
| FLOORS | 2 |
| HIGH PILE STORAGE | NA |
| SPRINKLERED | YES (200 GPM) |
| ESTIMATED FIRE FLOW | 1,500 GPM |

APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR CONSTRUCTION, A COMMITMENT TO SUPPLY WATER AND/OR SEWER SERVICE, OR AN APPROVAL OF ANY VIOLATION OF ONLY WATER AND/OR SEWER SERVICE RULES AND REGULATIONS OR DESIGN AND CONSTRUCTION STANDARDS.

NOTE:

WARNING FIRE LINE (NON-POTABLE WATER)
ALL EXISTING, RELOCATED OR PROPOSED DCDA/RPDA INSTALLATIONS:

TO COMPLY WITH THE FEDERAL SAFE DRINKING WATER ACT, THE FIRE LINE, OR ANY OF ITS COMPONENTS, SHALL NOT BE USE FOR POTABLE DRINKING WATER AT ANY TIME.

QUANTITIES (PUBLIC)

| WATER | PUBLIC |
|----------------------|--------|
| 1 1/2" WATER METER | 1 EA |
| 1 1/2" RPPA | 1 EA |
| 1 1/2" COPPER TUBING | 5 LF |
| 4" RPDA | 1 EA |
| 6" PVC WATER | 7 LF |
| SEWER | PUBLIC |
| 8" PVC | 4 LF |
| GRADING | PUBLIC |
| 4" AC PAVING | 17 SY |
| TYPE II AGG BASE | 6 CY |

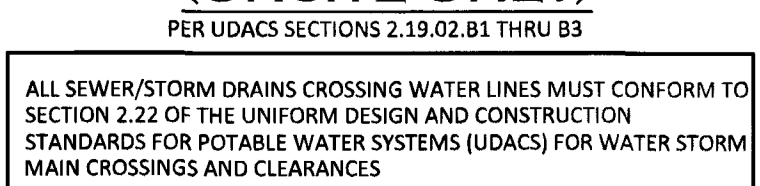
NOTES:

THE DISTRICT CANNOT GUARANTEE A WATERTIGHT SHUTDOWN WHERE CONNECTION OR REPAIRS TO EXISTING FACILITIES ARE REQUIRED. THE CONTRACTOR SHALL ENSURE ALL LABOR AND EQUIPMENT IS AVAILABLE TO REMOVE FUGITIVE WATER THAT MAY IMPEDE CONSTRUCTION AT ALL TIMES. COORDINATION WITH INSPECTION DIVISION MUST TAKE PLACE PRIOR TO ANY TRIAL SHUTDOWN.

CONTRACTOR TO INSTALL TEMPORARY SERVICE TO ENSURE PROPER SHUTDOWN IN THE EVENT NO OTHER APPURTENANCES ARE AVAILABLE.

WATER/SEWER CROSSING (ONSITE ONLY)

PER UDACS SECTIONS 2.19.02.B1 THRU B3



SEWER/WATER CROSSING



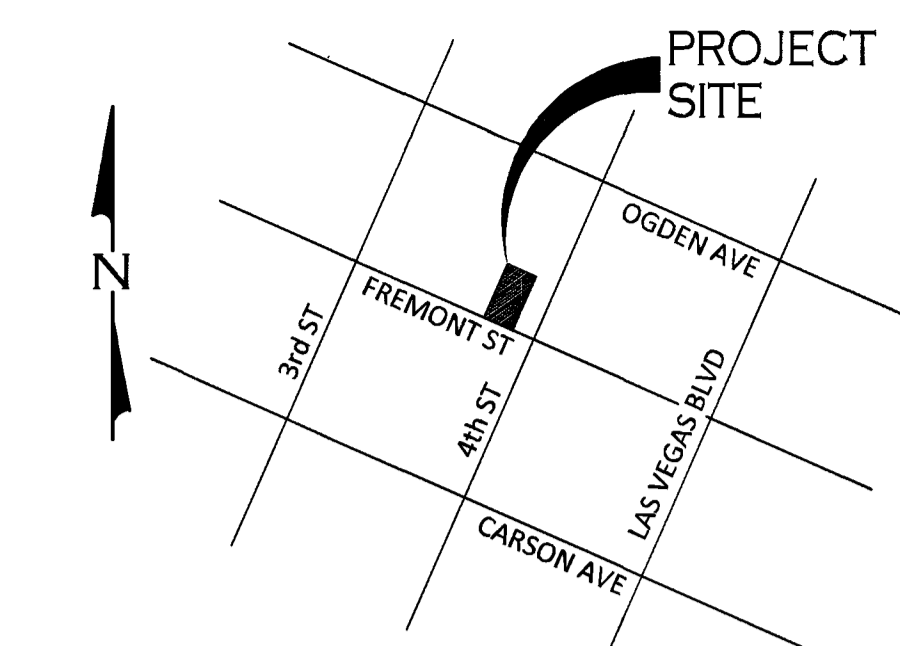
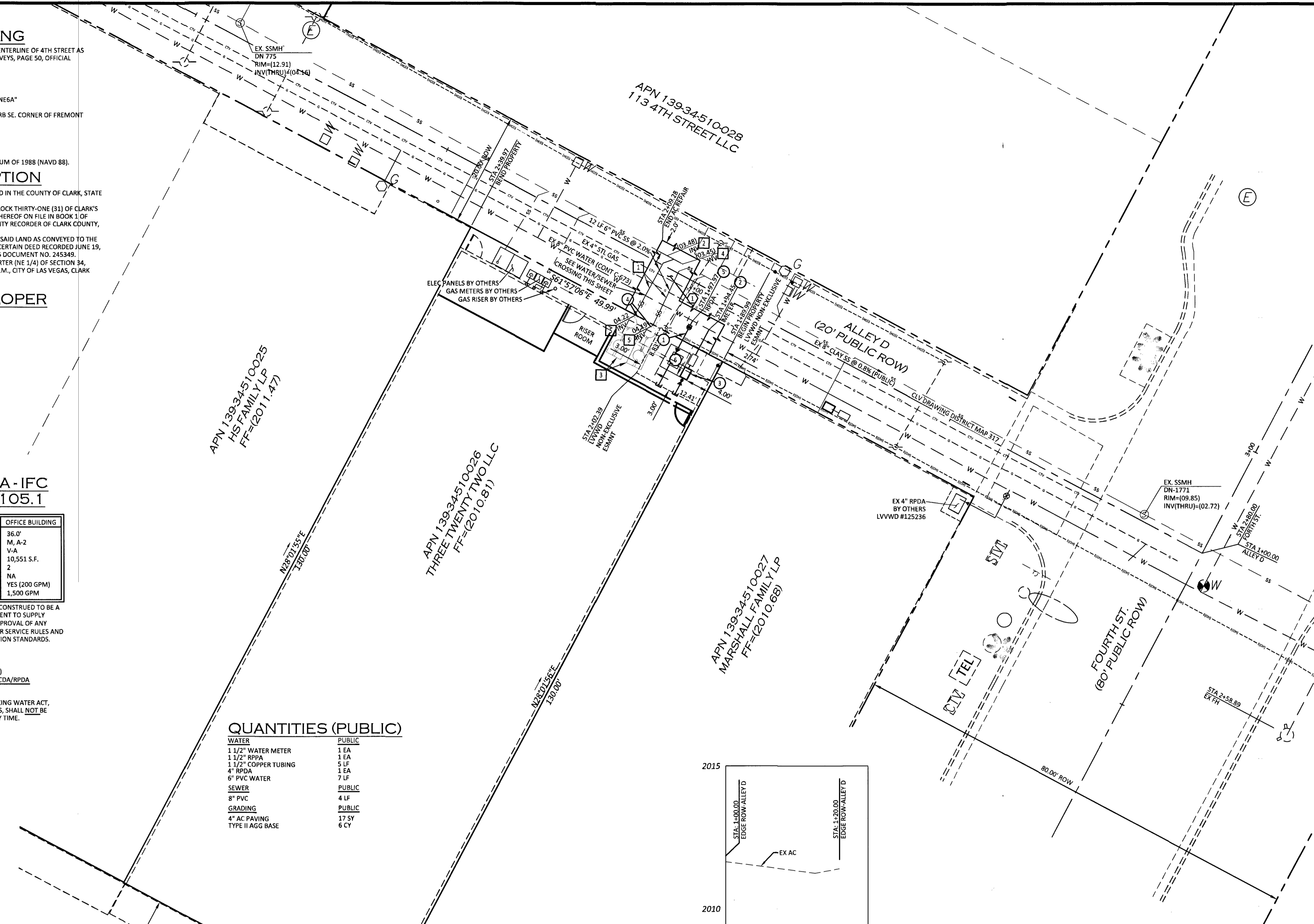
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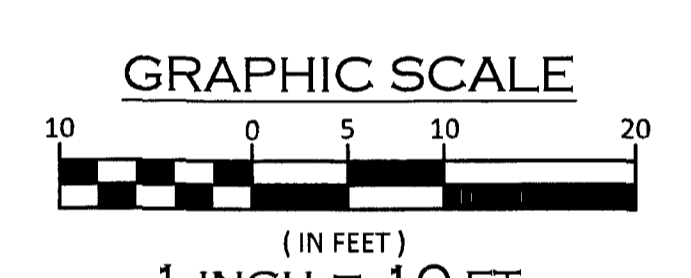
DISCLAIMER NOTE

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CALL BEFORE YOU DIG: 1-800-227-2600.



LEGEND

- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- PROPOSED SEWER CLEAN OUT
- PROPOSED SEWER MANHOLE
- EXISTING SEWER MANHOLE/CLEANOUT
- PROPOSED GATE VALVE
- EXISTING GATE VALVE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING GAS LINE
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- EXISTING WATER OR SEWER CAP
- PROPOSED WATER OR SEWER CAP
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- REMOVE/REPLACE EX AC



CONSTRUCTION NOTES - WATER

- TRENCH AND INSTALL 7 LF 6" PVC WATER (PUBLIC) PER UDACS PLATE #17 WITH 6"x4" REDUCER PER UDACS PLATE #30 (FULLY RESTRAINED FROM TAP TO SERVICE)
- INSTALL 8"x1 1/2" SERVICE SADDLE W/ 5 LF TYPE K COPPER LATERAL & 1 1/2" METER PER UDACS PLATE #4
- INSTALL 1 1/2" RPPA PER UDACS PLATE #8 WITH 1 1/2"x2" REDUCER AND 3 LF 2" PVC WATERLINE (DOMESTIC)
- EX 5/8" METER (ACCT #554) & 3/4" METER (ACCT #559) TO BE ABANDONED PER NOTE THIS SHEET
- INSTALL 8"x6" TAPPING TEE WITH 6" TAPPING VALVE PER UDACS PLATE #30 (See Thrust Block)
- INSTALL 4" RPDA PER UDACS PLATE #56

CONSTRUCTION NOTES - SEWER

- TRENCH SECTION PER DC5WCS SD-17
- REMOVE AND REPLACE EXISTING 8" CLAY SEWER MAIN WITH 8" PVC AS REQUIRED PER DC5WCS 4.9.8 & SD-33 TO INSTALL NEW WYE CONNECTION PER DC5WCS SD-22. WYE INVERT .05' ABOVE THRU INVERT. INSTALL 12 LF 6" PVC SS @ 2.0%.
- FUTURE GREASE INTERCEPTORS
- REMOVE EXISTING SEWER BEYOND EX WYE AND EXTEND W/ 12 LF 6" PVC SS @ 2.0%. CAP SS FOR FUTURE USE
- CAP SS FOR FUTURE USE

CONSTRUCTION NOTES - GRADING

- TRENCH, BACKFILL, AC RESTORATION PER CCAUSD #500.4, 500.5 & 503

REDUCED PRESSURE PRINCIPLE ASSEMBLY (1) 1 1/2"

APPROVED REDUCED PRESSURE PRINCIPLE ASSEMBLY(S) SHALL BE INSTALLED PER THE U.D.A.C.S. PLATE No. 8. NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACK FLOW PREVENTION UNTIL THE REDUCED PRESSURE PRINCIPLE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY LAS VEGAS VALLEY WATER DISTRICT.

INSTALLATION OF REDUCED PRESSURE DETECTOR ASSEMBLY (RPDA) (1) 4"

THE REDUCED PRESSURE DETECTOR ASSEMBLY(S) SHALL BE INSTALLED IN ACCORDANCE WITH THE UDACS PLATE No. 56. NO WATER SHALL BE TAKEN FROM A SERVICE REQUIRING BACK FLOW PREVENTION UNTIL THE ASSEMBLY HAS BEEN SUCCESSFULLY TESTED BY LVVWD. ANY BLOCK WALL OR OTHER FENCE MATERIAL SHALL BE DESIGNED AND CONSTRUCTED AROUND THE OUTSIDE OF THE EASEMENT(S) SO AS TO ALLOW LVVWD DIRECT ACCESS FROM THE ADJACENT RIGHT-OF-WAY. EASEMENTS SHALL BE CLEARLY MARKED OR STAKED PRIOR TO THE START OF CONSTRUCTION.

ABANDONMENT OF EXISTING SERVICE(S) - 2" AND SMALLER

THE CONTRACTOR SHALL NOTIFY THE INSPECTION DIVISION AT THE LVVWD (702-258-3227) 48 HOURS PRIOR TO THE REQUESTED REMOVAL TIME TO ALLOW THE DISTRICT TO TAKE THE FINAL METER READING. AFTER THE FINAL READING THE CONTRACTOR MAY THEN BEGIN REMOVAL PROCEDURES FOR THE AFFECTED SERVICES AS FOLLOWS:
EXISTING SERVICE LATERALS THAT ARE TO BE ABANDONED FROM THE EXISTING WATER MAINS SHALL HAVE THE CORPORATION STOPS TURNED OFF AT THE MAIN, A MINIMUM OF TWELVE (12) INCHES OF THE LATERAL CUT OUT NEAR THE CORPORATION STOP, AND A BRASS CAP INSTALLED ON THE CORPORATION STOP. IF THE CORPORATION STOP IS DAMAGED BEYOND REPAIR OR PULLED FROM THE EXISTING WATER MAIN, THE MAIN SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE, IN A MANNER APPROVED BY THE DISTRICT. IF THE CORPORATION STOP IS NOT WATER TIGHT, THE CONTRACTOR SHALL NOTIFY LVVWD COMMUNICATION SUPPORT CENTER (702-258-7171) FOR FURTHER DIRECTION. THE EXISTING METER(S) SHALL BE REMOVED AND DELIVERED TO THE DISTRICT.
THE CONTRACTOR SHALL REMOVE THE EXISTING SERVICE METER BOX AND APPURTENANCES, FILL AND GRADE ANY AND ALL RESULTING VOIDS, AND REPLACE OR RESTORE TO ORIGINAL CONDITIONS OR BETTER, ALL LANDSCAPING, IRRIGATION SYSTEMS, CONCRETE, SIDEWALKS, ASPHALT, OR ANY OTHER ITEMS DAMAGED OR REMOVED DURING THE REMOVAL OF THE EXISTING SERVICE METER BOX.

MCCAY ENGINEERING
11700 W. CHARLESTON BLVD.
SUITE #170-29B
LAS VEGAS, NEVADA 89135
P 702-660-3887

ENVIRONMENTAL DESIGN GROUP
450 FREMONT STREET
SUITE 203
LAS VEGAS, NV 89101
TEL (702) 979-9900

**322 FREMONT STREET BAR
ADDITION & RENOVATION
UTILITY PLAN**

DATE: 04/14/2017
DRAWN BY: JSM
PROJECT MGR: JSM
PROJECT NO: 17231
SCALE: 1" = 10'

CITY OF LAS VEGAS FIRE DEPARTMENT APPROVED
4/19/17

APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY OF THE PROVISIONS OF THE STATE OR COUNTY LAWS.
FIRE FLOW: 1500 GPM AT 20 P.S.I. RESIDUAL.
APPROVAL BY THE FIRE DEPARTMENT HAVING JURISDICTION IS REQUIRED PRIOR TO OBTAINING THE FINAL APPROVAL FROM THE LVVWD.

JEREMY S. MCCAY
Exp. 12/31/17
CIVIL
No. 15791

4/18/17

SHEET
C2.01
3 OF 3 SHEETS
DRAWING NO.
#69539