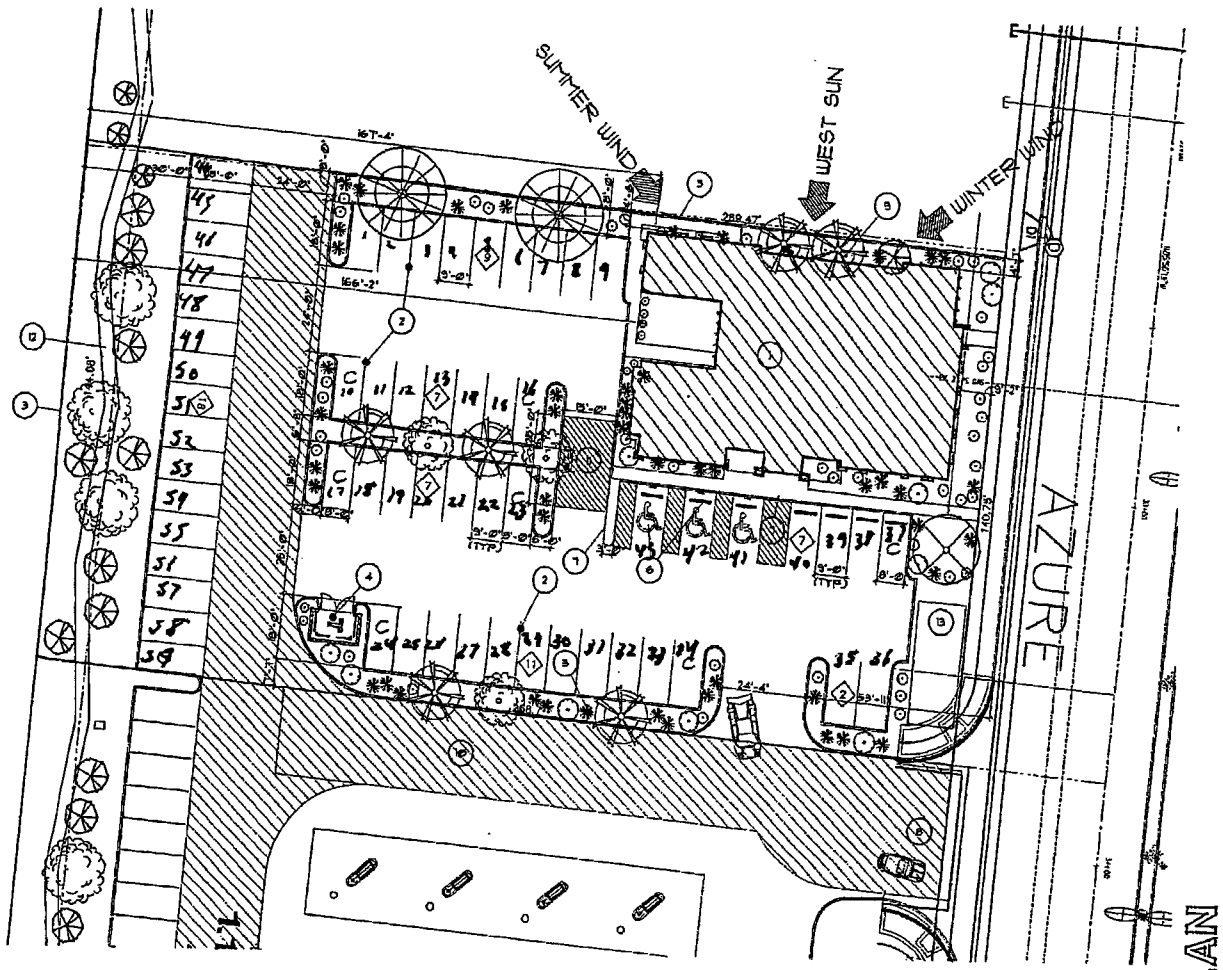


SITE NOTES:

1. NEW BUILDING
2. PAINTED PARKING STRIPING and ASPHALT PARKING AREA
3. PROPERTY LINE (TYP.)
4. TRASH ENCLOSURE
5. LANDSCAPING
6. PAINTED HANDICAP SYMBOL and SIGN
7. 4" THICK, 3'-6" WIDE CONCRETE SIDEWALK
8. NEW PAVED ENTRY DRIVE
9. ELECTRIC SWITCH GEAR
10. HATCHED AREA INDICATES FIRE TRUCK LANE
11. 15'x5' LOADING ZONE
12. EXISTING JOGGING PATH
13. NEVADA POWER TRANSFORMER PAD

OWNERS:

Monterrey Investments, LLC
8367 W. Flamingo Blvd.
Suite 202
Las Vegas, NV 89147

Phone: (702) 873-7760
Fax: (702) 873-7486

PROJECT DATA

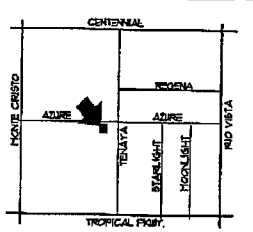
JURISDICTION	City of Las Vegas
ZONING	SX-TC
PARCEL NUMBER	125-27-222-011
OCCUPANCY	Group B
BUILDING	4,999 SF
SPRINKLED	YES
SEATING	109 Restaurant 35 Bar 15 Waiting

PARKING

Office	361 @ 1/200	1.8 Stalls
Bar/Restaurant	2,545 @ 1/50	50.9 Stalls
Kitchen, etc.	2,090 @ 1/200	11 Stalls
Handicapped (included above)		3 Stalls
Total Required		64 Stalls
Total Provided		59 Stalls

LAND DATA

LAND AREA	0.88 ACRES
BUILDING/LAND RATIO	14.3 %



VICINITY MAP
NO SCALE

SHEET TITLE
SITE PLAN

PROJECT
Monterrey Retail Building
Azure and Tenaya, Las Vegas, NV

GEARING ARCHITECTURE

SHEET AS-1 OF 1

Project No: 06-109
Drawn by: MRG
Checked by: RRG
Date: 5-14-06

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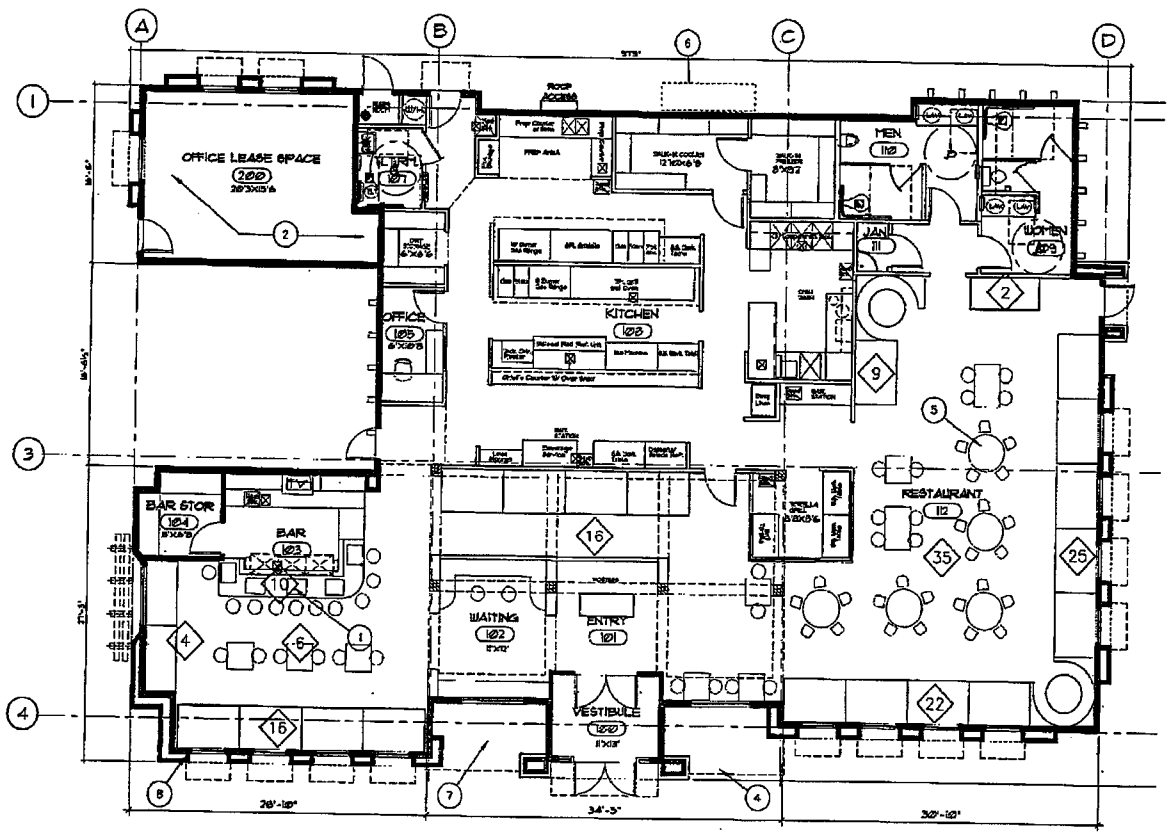
09/14/2006



FLOOR PLAN

SCALE: 3/16" = 1'-0"

CONSTRUCTION NOTES:

1. BAR WITH (5) BUILT-IN SLOT MACHINES.
2. OFFICE SPACE (TYP.)
3. RESTAURANT SEATING (TYP.)
4. DASHED LINE INDICATES ROOF OVERHANG ABOVE (TYPICAL)
5. SEATING NUMBER TOTAL SEATING FOR 125, RESTAURANT SEATING, PLUS 10 IN THE BAR.
6. WATERPROOF SWITCHGEAR CABINET.
7. SHADED OUTDOOR WAITING AREA
8. DASHED LINE INDICATES CAVAS AWNING ABOVE OUTDOOR SHEAR SHOWN (TYPICAL)

FLOOR PLAN

SHEET TITLE
FLOOR PLAN
Restaurant - 4,999 S.F.

PROJECT
Monterrey Retail Building
Azure and Tenaya, Las Vegas, Nevada

GEARING ARCHITECTURE

Building Data

AREA	
Office	361 S.F.
Bar/Restaurant	2,548 S.F.
Kitchen, etc.	2,090 S.F.
Total	4,999 S.F.

SEATING

109 Restaurant
36 Bar
15 Waiting

SHEET A-1 OF

Project No.: 05-100

Drawn by: BRS

Checked by: mg

Date: 9-14-2006

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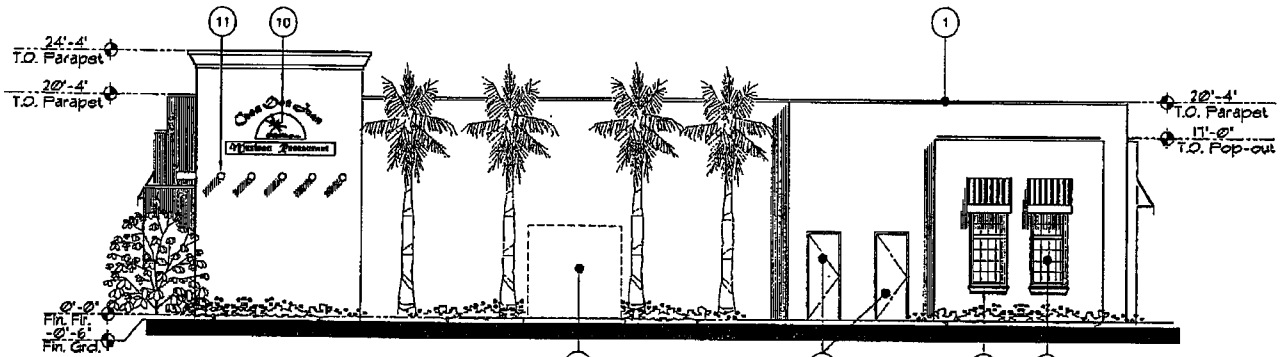
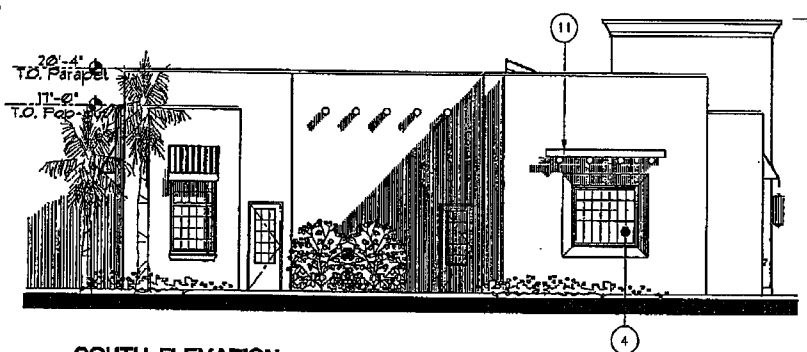


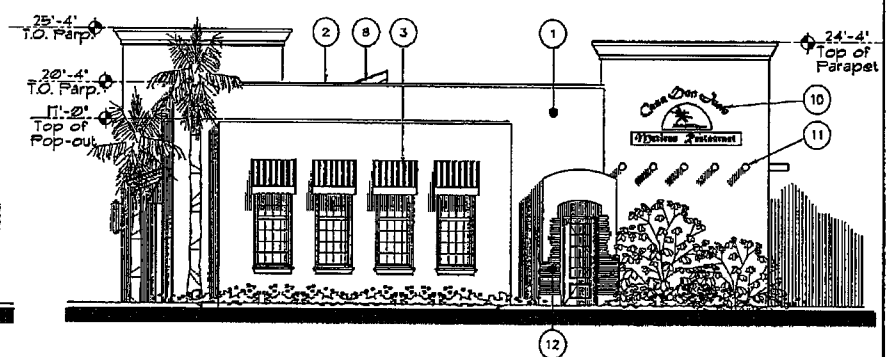
WEST ELEVATION (VIEW FROM REITER ROAD)

SCALE: 3/16" = 1'-0"



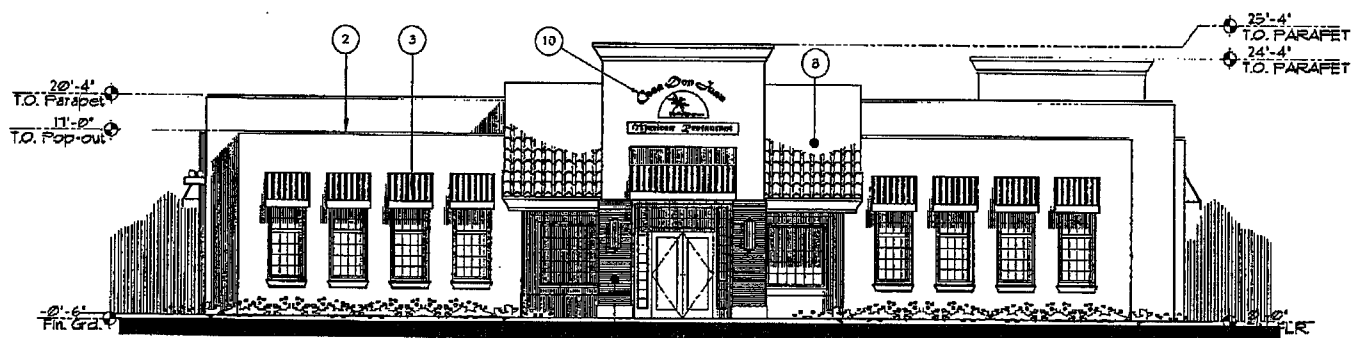
SOUTH ELEVATION (BACK VIEW FROM SOUTH PARKING LOT)

SCALE: 3/16" = 1'-0"



NORTH ELEVATION (FRONT VIEW FROM AZURE)

SCALE: 3/16" = 1'-0"



EAST ELEVATION (FRONT VIEW FROM TENAYA)

SCALE: 3/16" = 1'-0"

CONSTRUCTION NOTES:

1. PAINTED STUCCO SAND FINISH ON ALL WALLS
2. 24 GA. PAINTED SHEET METAL CAP FLASHING.
3. STRIPED AWNINGS ON METAL TUBE FRAMING.
4. TINTED DOUBLE PANE WINDOWS WITH WOOD MULLIONS.
5. PAINTED METAL CLAD, SOLID CORE DOOR.
6. ELECTRICAL SWITCH GEAR CABINET SHOWN DASHED.
7. PRE-CAST CONCRETE WINDOW SILL.
8. MISSION TILE ROOF.
9. PAINTED WOOD FASCIA.
10. SIGNAGE LOCATION (EXACT NAME and DESIGN TO BE DETERMINED)
11. 8" DIAMETER TREATED LOG CANTILEVERED AWNING TAILS OVERHANG.
12. DRY-STACK COLORADO STONE, STAGGERED ABOVE AS SHOWN (TYP. WHERE HATCHED.)

SHEET TITLE
BUILDING ELEVATIONS

PROJECT
Monterrey Retail Building
2300 Decatur Blvd, Las Vegas, Nevada

GEARING ARCHITECTURE

SHEET **A-2**

Project No. 06-108

Drawn by: BRB

Checked by: MG

Date: 9-14-2006

ELEVATIONS

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REVISED 09-15-06

09/14/2006