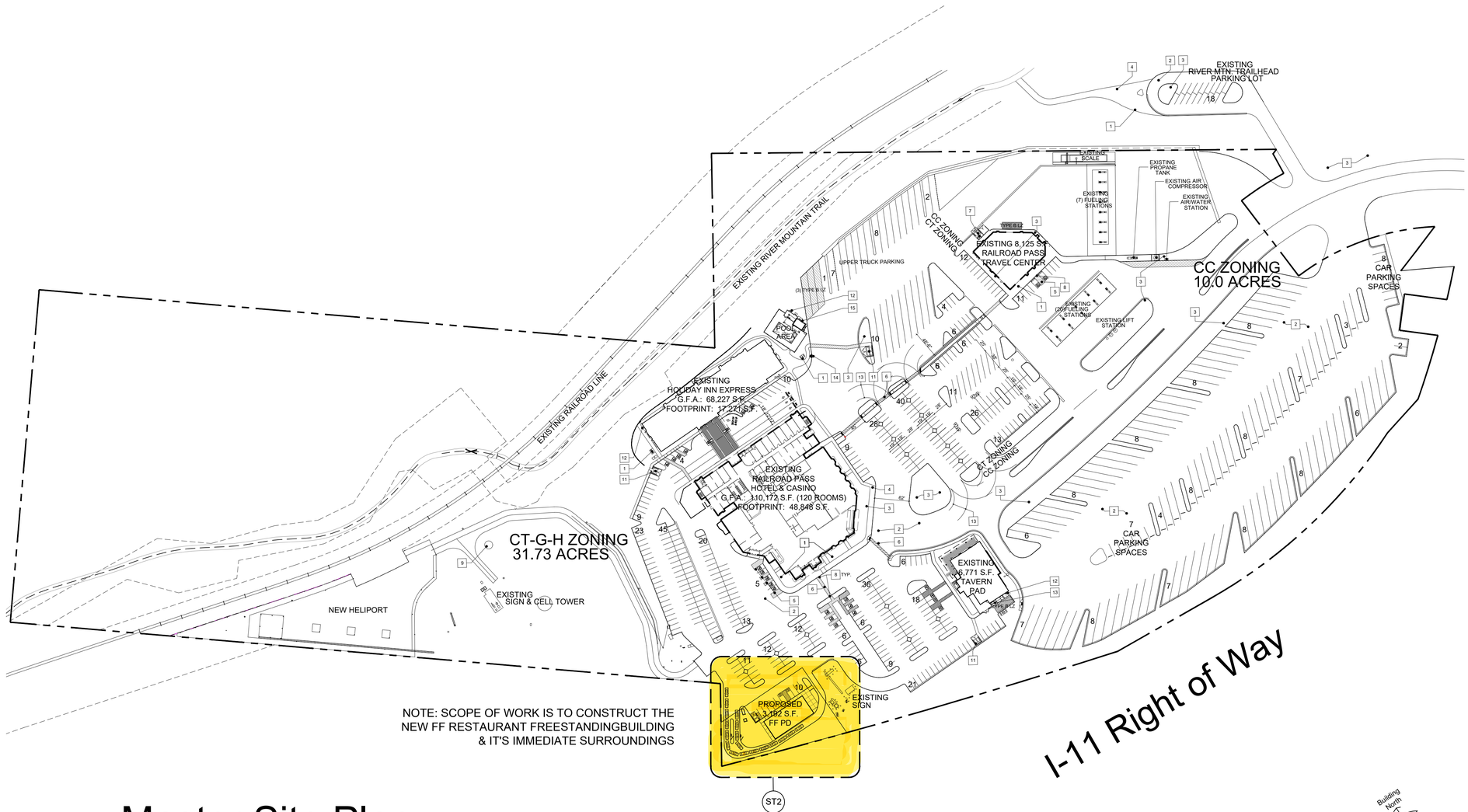

NOTE: SCOPE OF WORK IS TO CONSTRUCT THE NEW FF RESTAURANT FREESTANDINGBUILDING & IT'S IMMEDIATE SURROUNDINGS

1 Master Site Plan

scale: 1" = 100'-0"

Keynotes

#	description
1	BIKE RACKS
2	A.C. PAVING - SEE CIVIL DRAWINGS BY OTHERS
3	LANDSCAPED AREA
4	CONCRETE SIDEWALK
5	HANDICAP ACCESSIBLE AISLE
6	HANDICAP ACCESSIBLE ROUTE
7	SPLIT FACE C.M.U. TRASH ENCLOSURE (INCLUDES LONG TERM BIKE PARKING)
8	ZERO CURB FACE
9	ABOVE GROUND HELICOPTER FUEL STORAGE TANK
10	HANDICAP ACCESSIBLE PEDESTRIAN WALKWAY TO CASINO & TRAVEL CENTER
11	SPLIT FACE C.M.U. TRASH ENCLOSURE w/ DEDICATED TRASH AND RECYCLE DUMPSTERS
12	GAS METER LOCATION - SEE DETAILs 4, 5 & 6/A102 FOR GAS METER PROTECTION
13	FIRE TRUCK TURNING RADII - 28' INSIDE, 52' OUTSIDE

Project Data

EXISTING ZONING:	CT-G-H & CC
REQUIRED ZONING:	CT-G-H & CC
EXISTING USE:	CASINO/HOTEL/TRAVEL CENTER
PROPOSED USE:	CASINO/HOTEL/TRAVEL CENTER
EXISTING LAND USE:	TC
PROPOSED LAND USE:	TC
CASINO:	48,848 S.F.
HOTEL:	120 ROOMS
TRAVEL CENTER:	8,125 S.F.
HOLIDAY INN EXPRESS:	127 ROOMS
TAVERN:	6,973 S.F.
FF RESTAURANT:	3,192 S.F.
APN#:	189-02-810-002, 003 & 004

AREA SUMMARY

CASINO:	48,848 S.F.
EXISTING TOWER:	
2nd FLOOR:	15,331 S.F.
3rd FLOOR:	15,331 S.F.
4th FLOOR:	15,331 S.F.
5th FLOOR:	15,331 S.F.
SUBTOTAL AREA EXISTING CASINO & HOTEL:	110,172 S.F.
CONVENIENCE STORE/TRAVEL CENTER:	8,125 S.F.
NEW HOLIDAY INN EXPRESS	
1st FLOOR:	17,271 S.F.
2nd FLOOR:	17,064 S.F.
3rd FLOOR:	17,064 S.F.
4th FLOOR:	16,828 S.F.
SUBTOTAL HOLIDAY INN EXPRESS:	68,227 S.F.
EXISTING TAVERN PAD:	6,771 S.F.
PROPOSED FAST FOOD RESTAURANT PAD:	3,192 S.F.
TOTAL BUILDING AREA:	196,487 S.F.
SITE AREA:	1,802,077 s.f.
BUILDING COVERAGE:	10.9

HOTEL/CASINO/TRAVEL CENTER PARKING ANALYSIS

PARKING REQUIRED PER LOCHSA ENGINEERING PARKING STUDY: 254 STALLS

HOLIDAY INN EXPRESS PARKING ANALYSIS

AREA: 68,227 S.F (127 ROOMS)
RATIO: .75 PER ROOM
PARKING REQUIRED: 96 STALLS

TAVERN PARKING ANALYSIS

AREA: 6,771 S.F.
RATIO: 1/150 S.F. G.F.A
PARKING REQUIRED: 46 STALLS

FF RESTAURANT PARKING ANALYSIS

AREA: 3,192 S.F.
RATIO: 1/150 S.F. G.F.A
PARKING REQUIRED: 22 STALLS

TOTAL CAR PARKING ANALYSIS

PARKING REQUIRED: 254+96+46+22 = 418 STALLS

	standard	van accessible
PARKING PROVIDED: 459 STALLS		
HANDICAP PARKING REQUIRED (new hotel):	3 SPACES	1 SPACE
HANDICAP PARKING PROVIDED (new hotel):	4 SPACES	2 SPACES
HANDICAP PARKING REQUIRED (existing hotel/casino):	6 SPACES	1 SPACE
HANDICAP PARKING PROVIDED (existing hotel/casino):	7 SPACES	4 SPACES
HANDICAP PARKING REQUIRED (existing conv. store):		2 SPACES
HANDICAP PARKING PROVIDED (existing conv. store):		2 SPACES
HANDICAP PARKING REQUIRED (exsiting tavern):		2 SPACES
HANDICAP PARKING PROVIDED (existing tavern):		4 SPACES
HANDICAP PARKING REQUIRED (proposed ff restaurant):		1 SPACE
HANDICAP PARKING PROVIDED (proposed ff restaurant):		2 SPACES

TRUCK/BUS PARKING ANALYSIS (existing)

PARKING PROVIDED:
(11) 10' x 40' RV SPACES
(2) 14' X 40' TRUCK SPACES
(18) 12' X 72' TRUCK SPACES
(112) 14' X 72' TRUCK SPACES
(10) 12' X 90' TRUCK SPACES
(153) RV & TRUCK SPACES TOTAL

LOADING SPACE ANALYSIS (existing hotel)

LOADING SPACE REQUIRED: 3 TYPE B SPACES @ 50,000+ GFA (TABLE 19.7.4-2)
LOADING SPACE PROVIDED: 3 SPACES

LOADING SPACE ANALYSIS (existing tavern)

LOADING SPACE REQUIRED: 1 TYPE B SPACE (TABLE 19.7.4-2)
LOADING SPACE PROVIDED: 1 TYPE B SPACE

LOADING SPACE ANALYSIS (proposed ff restaurant)

LOADING SPACE REQUIRED: NA
LOADING SPACE PROVIDED: NONE

BICYCLE PARKING ANALYSIS

TOTAL CAR PARKING	RATIO	PK REQ.	PK PROV.
418 SPACES	1% (LONG TERM)	5	10
	5% (SHORT TERM)	21	80

Site Notes

1. SIGNAGE WILL NOT BE APPROVED THROUGH THIS PROCESS AND WILL REQUIRE A MASTER SIGN PLAN TO BE APPROVED.
2. PROVIDE CODE-REQUIRED LIGHTING IN ALL PARKING AREAS AND BUILDING ENTRY/EXITS

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John David Burke, Architect

revisions		
#	date	description

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FF Restaurant w/ Drive Thru
Railroad Pass Casino & Resort

for: Joseph DeSimone, Jr.
Nevada
Henderson

date	12/18/2025
proj. no.	2025-36
drwn. by	
chkd. by	

sheet no. ST1