APPROVALS

for Randy Fuss 2/1/11
CHIEF, BUILDING PLAN REVIEW & INSPECTION
ACTING CITY ENGINEER

APPROVAL OF THESE PLANS IS LIMITED TO THOSE IMPROVEMENTS CONTRIBUTED IN THE DEDICATED RIGHT-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT INCLUDE APPROVAL OF THE CONSTRUCTION OF ANY IMPROVEMENTS THAT CONTAIN FROM SURFACE FLOW AND/OR SUBSURFACE FLOW. THE CONSTRUCTION OF ANY IMPROVEMENTS THAT CONTAIN FLOW MUST BE DESIGNED UNDER DIFFERENT RULES THAN THOSE USED IN DEVELOPING THE CONTRACT DOCUMENTS. THE DESIGN ENGINEER AND THE OWNER ASSUME THE RESPONSIBILITY OF ANY CONDITIONS THAT DEVIATE FROM STANDARD IN PLANS OR THE UNIFORM STANDARD DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA

K Smith 2/1/11
CITY FIRE MARSHAL

N/A
LAS VEGAS VALLEY WATER DISTRICT
PROJECT SUBMITTED ON CD, DVD, FTP, & EPS

N/A
NEVADA POWER d/b/a NV ENERGY
NEVADA POWER d/b/a NV ENERGY ACKNOWLEDGES THAT WE HAVE REVIEWED THESE PLANS AND WILL PROVIDE SERVICE TO ALL CLIENTS WITHIN THE PROJECT AS SHOWN ON THESE PLANS. NEVADA POWER d/b/a NV ENERGY HAS THE RIGHT TO ADJUST AND REVISE EXISTING OR PROPOSED ELECTRIC FACILITIES AND THE RESERVATION OF ANY CONDITIONS WILL BE ACCOMPLISHED PURSUANT TO THE NEVADA PUBLIC UTILITY COMMISSION'S RULES AND REGULATIONS

N/A
EMBARQ
"THE EMBARQ EMBARQ APPROVAL MODE DOES NOT ASSUME OR GUARANTEE LIABILITY FOR FAILURE OR UNKNOWN CONFLICTS WITH EXISTING DEDICATED IMPROVEMENTS. RESOLUTION OF ANY CONFLICT WILL BE ACCOMPLISHED PURSUANT TO LOCAL ORDINANCES, NEVADA REVISED STATUTES AND/OR PUBLIC UTILITY COMMISSION RULES AND REGULATIONS"

N/A
COX COMMUNICATIONS LAS VEGAS, INC

N/A
SOUTHWEST GAS CORPORATION

D J Robinson 1-26-11
DOUG RANSBURGH, PLANNING MANAGER
THIS PLAN MEETS THE APPLICABLE STANDARDS OF THE PLANNING AND DEVELOPMENT DEPARTMENT.

PHOTO STUDIO RESIDENTIAL CONVERSION 2301 E. BONANZA LAS VEGAS, NV 89101

CODE SUMMARY

GOVERNING CODES:

2006 IBC
2006 UMC
2006 UPC
2005 NEC
2006 IECC

CONSTRUCTION TYPE
(EXISTING) OFFICE - V-B

EXISTING PERMIT # 149028
TENANT IMPROVEMENT

INCLUDING ALL SOUTHERN NEVADA AMENDMENTS

BUILDING LIMITATION

SHEET INDEX

C0 COVER SHEET
C1 PLOT PLAN

CITY OF LAS VEGAS TRAFFIC NOTES

1. All construction signing, barricading, and traffic delineation shall conform to the "Manual on Uniform Traffic Control Devices", latest edition.

2. The street sign contractor shall install street names and block numbering from the Planning Department prior to construction.

3. Before any work is started in the right-of-way, the contractor shall install all advance warning signs for the construction zone. The contractor shall install temporary stop signs at all new intersections/streets into existing city streets where warranted immediately after the grading work is accomplished, and shall maintain said signs until permanent signs are installed.

4. When a designated "safe route to school" is constructed upon by a construction work zone that Public Works deem identifies a need for students to be assisted in the safe crossing through the work zone, the contractor shall be required to provide a qualified "crossing guard". The guard shall be present for the full duration of time that children are likely to be crossed.

5. If the improvements necessitate the relocation, temporary obstruction, temporary removal or relocation of any existing traffic pavement marking, such pavement marking shall be restored or replaced with like materials to the satisfaction of the City Traffic Engineer.

6. The contractor shall be responsible for providing and installing all permanent signs shown on the plans. All new traffic signs shall be fabricated with diamond grade vip class 6 reflective sheeting or approved equal. All new traffic signs except street name and school speed limit signs shall have 3m series 3150 or approved equivalent anti-graffiti protective overlay film. school zone signs shall have 3m series 7725 anti-graffiti protective overlay film. Street name signs shall conform to their existing to current city standards. All other signs shall be standard size unless otherwise specified on the plans. All sign posts shall be installed in accordance with the current city standards.

7. When a proposed street light standard is located within five (5) feet of any proposed sign shown on the plans to be mounted on a signpost, the sign shall be mounted on the street light standard and the signpost shall be eliminated.

8. All permanent traffic control devices called for herein shall be in place and in final position prior to allowing any public traffic onto the portions of the roadway being improved have under, regardless of the status of completion of paving or other off-site improvements called for by these plans.

9. Street signs and stops signs shall be installed per City standard specifications for placement of street name signs.

10. The contractor shall provide a necessary traffic control devices and flaggers to insure the safety of the public in or around the work sites. The contractor shall have a certified AT/SSA traffic control technician or MSA work zone safety specialist set up, maintain and/or remove all traffic control devices in the City of Las Vegas right of way.

11. Work on public streets, once begun, shall be expedited to completion so as to provide minimum inconvenience to adjacent property owners and to the travelling public.

12. The contractor prior to requesting for notifying Citizens Area Transit (C.A.T.) if the construction interrupts or relocates a bus stop or has an adverse effect on bus service on that street to arrange for temporary relocation of stop.

13. Guards shall be obtained by contacting the Metropolitan Police Department special events unit (phone # 828-3453) who will provide officers properly trained in traffic control. Fees for the use of these officers shall be set by metro and will be paid by the contractor. The contractor is responsible for all arrangements with metro.

14. Any work within 300' of a signalized intersection will be night work, unless otherwise directed by the City of Las Vegas Traffic Engineer.

15. The contractor shall contact the Traffic Engineering Division (transportation section) through the project's offsite inspector prior to installing paving to receive direction for any permanent or temporary modifications to the approved driveway regarding final pavement transitions, markings and signing that are required to match adjacent roadway segments. The contractor shall provide a drawing for approval by the traffic engineering division depicting any adjustments to the final pavement markings and signage, which may include omitting, adding or modifying pavement markings and traffic control signs such that adequate transitions and/or terminations between adjacent roadway segments are constructed.

REVISED 04/15/10

FIRE FLOW CALCULATIONS

FIRE FLOW REQUIREMENT IS: 1500 gallons per minute at 20 psi residual pressure

Based on:

SQUARE FOOTAGE:	1804	square feet
LARGEST AREA BETWEEN 4-HOUR AREA SEPARATION WALLS	1804	square feet
BUILDING HEIGHT:	12	feet
NUMBER OF STORIES	1	floor
TYPE OF CONSTRUCTION.	V-B	
OCCUPANCY:	B	
FULL AUTOMATIC FIRE SPRINKLER SYSTEM.	NO	

Reviewed By: K Smith
Date: 2/1/11

Call before you Dig.
1-800-227-2600
(UNDERGROUND SERVICE (USA)

AVOID HITTING OVERHEAD POWER LINES. ITS COSTLY

1-702-227-2920
NEVADA POWER DIVERSIONARY & SAFETY SERVICES DEPARTMENT

REVISIONS	BY:

LARRY'S ENGINEERING
7844 BOARING BROOK STREET
LAS VEGAS, NV 89131
CELL: 702.340.7927
FAX: 702.838.8888

Las Vegas Fire & Rescue General Notes

1. All work shall be done in strict accordance with the City of Las Vegas Fire Department's Ordinance # 5867, "Hydrant Specifications", and "Hydrant Installation Specification".

2. Authorized fire hydrants for this project are:

A. *Kennedy - Guardian models K81A and K81D*
B. *Mueller - Super Centurion 250 model A-429*
C. *Clow - Medallion model F-2545LWD*
D. *Troy Valve - Paldot model FTB100N Nevada Hydrant*
E. *U.S. Pipe - Metroflow/M-93*

3. On any residential or commercial installations fire hydrants shall be installed and fire apparatus access roads shall be maintained before commencement of any combustible construction. All fire hydrants shall be in good working order and shall be capable of delivering the required fire flow.

4. To identify the fire hydrant locations, contractor shall place a blue reflective marker at the center line of street adjacent to the fire hydrants as required by Ordinance # 5867.

5. All underground inspections, pressure and flush verifications of all fire hydrants and fire lines, shall be conducted before covering the lines. Call the City of Las Vegas Inspection Hot-line at 229-2071 to request an inspection by the City of Las Vegas Fire Department.

6. Painting of the curbs and fire hydrants and all other work necessary as required by Ordinance # 5867, for the protection of fire hydrants from physical damage, shall be completed before approval by the City of Las Vegas Fire Department.

7. A permit is required from the City of Las Vegas Fire Department for the on-site water lines and fire hydrants. The permit and contractor's material and test certificate for underground piping form shall be obtained from the Fire Protection Engineer before commencement of work.

8. Private fire hydrants shall be painted red.

9. Prior to the final occupancy, a flow test must be witnessed by the City of Las Vegas Fire Department to verify availability of the required fire flow.

10. All on-site underground water mains and materials shall be U.L. listed, A.W.W.A. approved, and shall be rated for the appropriate working pressure.

11. Fire hydrants spacing shall be:
Residential - 500 feet unsprinklered, 600 feet sprinklered
Commercial - 300 feet unsprinklered; 400 feet sprinklered
12. Where new water mains are extended along streets or new streets are installed where fire hydrants are not required for protection of the structures, fire hydrants shall be installed at maximum 1,000 feet spacing, to provide for transportation hazards. Where streets are

Las Vegas Fire & Rescue General Notes Continued

13. No fire hydrants shall be located within the required radius of a cul-de-sac or within 20 feet of the perimeter of the radius of the cul-de-sac.

14. No fire hydrants shall be located within 5 feet of any curb return, driveway, power pole, streetlight or any other obstruction.

15. The maximum distance from a fire hydrant to a one-two family dwelling shall not exceed 300 feet, as measured by an approved route.

16. The maximum distance from a fire hydrant to a Fire Department Connection (FDC) shall not exceed 100 feet, as measured by an approved route.

17. The maximum distance from a fire hydrant to the end of a dead-end street shall not exceed 200 feet.

18. Two sources of supply are required whenever there are 4 or more fire hydrants/sprinkler heads-fire are installed on a single system. Sectional control valves shall be installed so that no more than 2 fire hydrants can be out of service due to a break in a water main.

19. All fire apparatus access roads shall be paved to provide all-weather driving capabilities, and shall be designed and maintained to support the imposed loads of the fire apparatus.

20. The gradient for the fire apparatus access roads shall not exceed 12%. Angles of approach and angles of departure shall not exceed 6% for 25 feet prior to or after the grade change. Adjacent to the structures gradient shall not exceed 6%.

21. The turning radius of the fire apparatus access roads shall be no less than 52 feet outside and 28 feet inside turning radius.

22. Vertical clearance of all fire apparatus access roads shall be not less than 13 feet 6 inches.

23. Fire department access roads in all residential developments (except for the apartment buildings) shall have a minimum unobstructed width of not less than 36 feet (flow line to the flow line (this width may be reduced to 24 feet, if all buildings fronting the street are sprinklered) for main residential streets, with parking permitted on both sides of the street. Private drive aisles, driveways, etc. shall be allowed to be reduced to a minimum width of 24 feet wide (flow line to the flow line when serving no more than 6 residences, and when on street parking is disallowed.
24. All fire apparatus access roads in commercial developments and apartment complexes shall have a minimum unobstructed width of not less than 24 feet (flow line to the flow line), provided no parking is allowed on either side; 32 feet (flow line to the flow line), if parallel parking is allowed on one side only; and 40 feet (flow line to the flow line), if parallel parking is allowed on both sides. These widths may be reduced by 4 feet if all buildings are sprinklered.

25. A fire department access road shall extend to within 50 feet of a single exterior door providing access to the interior of the building.

26. A fire apparatus access road shall be required when any portion of an exterior wall of the first story is located more than 150 feet from a fire department vehicle access. This distance could be increase to 250 feet if the building is sprinklered.

27. Approved secondary fire apparatus access shall be provided for 100 or more dwelling units, road(s) with dead-ends or with a single point of access in excess of 600 feet, and for all commercial, industrial, and multi-family residential developments.

28. All dead-end fire apparatus access roads and or fire lanes, public or private, in excess of 150 feet in length shall be provided with an approved turn around area having a minimum diameter of 81 feet.

29. All fire apparatus access roads shall be marked by placing approved signs at the start of the designated fire lane, one sign at the end of the fire lane and with signs at intervals 100 feet along all designated fire lanes. Signs to be placed on both sides of an access roadway if needed to prevent parking on either side. Signs to be installed no higher than 10 feet or less than 6 feet from roadway level. The curb along or on the pavement or cement if a curb is not provided shall be painted with a red weather resistant paint in addition to the signs.

30. Electrically controlled access gates shall be provided with an approved emergency vehicle detector/receiver system. Said system shall be installed in accordance with the City of Las Vegas guidelines for Automatic Emergency Vehicle Access Gates.

City of Las Vegas Sewer Notes

1. All construction and materials shall be in accordance with the latest edition of the Design and Construction Standards for Wastewater Collection Systems and the Uniform Standard Specifications for Public Works' Construction Off-Site Improvements, Clark County Area, Nevada, as amended. It will be the responsibility of the Contractor to be aware of the contents of the above specifications.

2. It shall be the Contractor's responsibility to perform construction as per plans. Any additions, deletions, or changes shall first meet with the approval of the City Engineer.

3. Chisel "S" or "G" in curbs where sewer or gas laterals pass under the curb.

4. Polyvinyl (PVC) sewer pipe shall meet ASTM D-3034 SDR 35 specifications, installed with sand bedding and backfill of Type II aggregate base.

5. All manholes paved in streets eighty (80') foot R/W and larger shall have concrete collars. Streets less than eighty (80') foot R/W will require retrofit if paving does not conform to city standards at the manhole.

6. Tee saddles shall be used to connect sewer laterals to existing main lines up to twelve inch (12") diameter. Connections to fifteen inch (15") or larger mains shall require special procedures. In line "Y" s shall be used on lines twelve inches (12") or above.

7. Water mains shall be protected in accordance with LVVWD Standards whenever a sewer main crosses over a water main or the sewer is less than eighteen inch (18") under a water main.

8. All Contractors installing sewer mains that will be under the jurisdiction of the City of Las Vegas must be State of Nevada Class "A" Contractors.

9. The City of Las Vegas will not accept any sewer mains which have a vertical deflection of more than one tenth (0.1) of a foot from the approved construction plans at any location. Sewer mains found to exceed this tolerance will have to be repaired or removed or replaced to the satisfaction of the City Engineer prior to acceptance by the City of Las Vegas.

10. Installation of curved sewer requires the use of C-900 pipe which allows for pipe deflection at the joints.

REVISED 04/15/10

City of Las Vegas Grading Notes

1. In the event that any unforeseen conditions not covered by these notes are encountered during grading operations, the Owner/Engineer shall be immediately notified for direction.

2. It shall be the responsibility of the Contractor to perform all necessary cuts and fills within the limits of this project and the related off-site work, so as to generate the desired subgrade, finish grades and slopes shown.

3. Contractor shall take full responsibility for all excavation. Adequate shoring shall be designed and provided by the Contractor to prevent undermining of any adjacent features or facilities and/or caving of the excavation.

4. The Contractor is warned that an earthwork balance was not necessarily the intent of this project. Any additional material required or leftover material following earthwork operations becomes the responsibility of the Contractor.

5. The Grading Contractor is responsible to coordinate with the owner to provide for the requirements of the project Storm Water Pollution Prevention Plan (SWPPP) and associated permit.

6. Contractor shall grade to the lines and elevations shown on the plans within the following horizontal and vertical tolerances and degrees of compaction, in the areas indicated:

	Horizontal	Vertical	Compaction
A. Pavement Area Subgrade	0.1'+	+0.0 to -0.1'	See Soils Report
B. Engineered Fill	0.0'+	+0.1' to -0.1'	See Soils Report

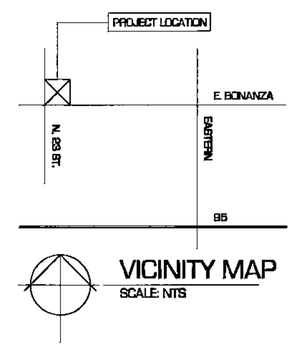
Compaction Testing will be performed by the owner or his representative.

7. All cut and fill slopes shall be protected until effective erosion control has been established.

8. The use of potable water without a special permit for building or construction purposes including consolidation of backfill or dust control is prohibited. The Contractor shall obtain all necessary permits for construction water.

9. The Contractor shall maintain the streets, sidewalks and all other public right-of-way in a clean, safe and usable condition. All spills of soil, rock or construction debris shall be promptly removed from the publicly owned property during construction and upon completion of the project. All adjacent property, private or public shall be maintained in a clean, safe and usable condition.

10. In the event that any temporary construction item is required that is not shown on these drawings, the owner agrees to provide and install such item at his own expense and at the direction of the City Engineer. Temporary construction includes ditches, berms, road signs and barricades, etc.



VICINITY MAP
SCALE: NTS

FLOOD ZONE INFORMATION

THE PARCEL IS IN A ZONE "X" ON PANEL 2580

SITE INFORMATION

PHOTO STUDIO
RESIDENTIAL CONVERSION
2301 E. BONANZA
LAS VEGAS, NV 89101

APN. 139-26-811-094

BENCHMARK

7C21 20NEE6 1997
RIVET AND ROUND ALUMINUM PLATE IN TOP OF CURB, SOUTHWEST CORNER OF LAS VEGAS BLVD. AND AGATE AVENUE NEAR THE PC OF LAS VEGAS BLVD.
NAVD 88 DATUM ELEVATION = 546.116 METERS
ELEVATION = 2126.3605 FEET (NAVD 88 Datum)

GENERAL NOTES

SEE PARCEL MAP FOR EXACT BEARINGS AND DISTANCES.
CONTRACTORS SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
ALL GRADING WORK TO CONFORM TO SOILS REPORT AS PREPARED FOR THIS PROPERTY.
ADD 1800' FEET TO ELEVATION TAGS SHOWN ON THIS GRADING PLAN.

GRADING NOTES

1. LARRY'S ENGINEERING SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY IN THE PLANS OR CONDITIONS IN THE FIELD.
2. FOR AREAS THAT ARE FLATTER THAN 2:1 SLOPE, OR LESS THAN 1' ELEVATION DIFFERENCE, SCARPS ARE NOT SHOWN ON PLAN FOR CLARITY PURPOSES.
3. ALL SLOPE AREAS SHALL HAVE A MINIMUM ONE FOOT BENCH NEXT TO WALL PRIOR TO STARTING SLOPE.
4. NO NEW GAS SERVICE TO PROJECT SITE.
5. NO NEW SEWER CONNECTIONS OR CLEAN OUT.

City of Las Vegas Streetlight Notes

1. All street lighting installations shall be in accordance with the street lighting plans, the "Uniform Standard Specifications for Public Works Construction Off-Site Improvements, Clark County Area, Nevada", Latest Revision, and the "Uniform Standard Drawings for Public Works Construction Off-Site Improvements, Clark County Area, Nevada", Latest Revision, and any adopted Special Area Standards.

2. No deviation of street light pull box, conduits (etc.) locations shall be permitted without written approval of Traffic Engineering and the City Engineer.

3. All existing street lighting shall remain operational during construction.

4. All street lighting conduits stub shall have at least one Green #8 THW wire installed, as tracer wire. When "empty" conduit is completely installed from PB to PB, it shall have minimum of 2 #4 and 1 #8 THW wire with the ends taped or "safe off" prior to final inspection.

5. Any structure such as block walls, chain link fences, retaining walls, etc., shall leave a minimum clearance in accordance with the USD No. 320A.

6. As-built drawings shall be supplied to the TEFD prior to any pre-final inspection. The as-built drawing needs to be stamped as-built and signed by the preparer.

7. Service point shall be coordinated with NV Energy Company, and wherever possible, be located near the center of the circuit. Service points shall be shown on the Civil Plans.

8. It shall be assumed that in the absence of an existing, workable circuit to attach to, all installations shall require a new service for operation of the circuit.

9. Wherever there is an overhead utility that may conflict with the installation of street lighting circuits and/or poles, these conflicts must be resolved between the developer and the utilities involved, at no expense to the City of Las Vegas, before streetlight bases are installed.

10. The Contractor shall furnish complete service to transformers and control systems if required on plans.

11. The Developer/Owner will be required to supply power to all new public Street Lights installed under this design prior to Bond Release or Project Completion. The Developer/Owner will be responsible for all items associated with the installation, construction, energizing, maintenance and operational cost of said Street Lights prior to Project Completion. Refer to the plan for any new service requirements. The transfer of ownership from the Developer/Owner to The City of Las Vegas for all new Public Street Lights and/or service/s installed under this plan design will be in conjunction with this Project Completion. Coordinate all maintenance and operational transfers with The City of Las Vegas Traffic Engineering Department (TEFO) at (702) 229-6331.

REVISED 04/15/10

Las Vegas Fire & Rescue General Notes

1. All work shall be done in strict accordance with the City of Las Vegas Fire Department's Ordinance # 5867, "Hydrant Specifications", and "Hydrant Installation Specification".

2. Authorized fire hydrants for this project are:

A. *Kennedy - Guardian models K81A and K81D*
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D. *Troy Valve - Paldot model FTB100N Nevada Hydrant*
E. *U.S. Pipe - Metroflow/M-93*

3. On any residential or commercial installations fire hydrants shall be installed and fire apparatus access roads shall be maintained before commencement of any combustible construction. All fire hydrants shall be in good working order and shall be capable of delivering the required fire flow.

4. To identify the fire hydrant locations, contractor shall place a blue reflective marker at the center line of street adjacent to the fire hydrants as required by Ordinance # 5867.

5. All underground inspections, pressure and flush verifications of all fire hydrants and fire lines, shall be conducted before covering the lines. Call the City of Las Vegas Inspection Hot-line at 229-2071 to request an inspection by the City of Las Vegas Fire Department.

6. Painting of the curbs and fire hydrants and all other work necessary as required by Ordinance # 5867, for the protection of fire hydrants from physical damage, shall be completed before approval by the City of Las Vegas Fire Department.

7. A permit is required from the City of Las Vegas Fire Department for the on-site water lines and fire hydrants. The permit and contractor's material and test certificate for underground piping form shall be obtained from the Fire Protection Engineer before commencement of work.

8. Private fire hydrants shall be painted red.

9. Prior to the final occupancy, a flow test must be witnessed by the City of Las Vegas Fire Department to verify availability of the required fire flow.

10. All on-site underground water mains and materials shall be U.L. listed, A.W.W.A. approved, and shall be rated for the appropriate working pressure.

11. Fire hydrants spacing shall be:
Residential - 500 feet unsprinklered, 600 feet sprinklered
Commercial - 300 feet unsprinklered; 400 feet sprinklered
12. Where new water mains are extended along streets or new streets are installed where fire hydrants are not required for protection of the structures, fire hydrants shall be installed at maximum 1,000 feet spacing, to provide for transportation hazards. Where streets are

City of Las Vegas General Notes

1. All construction and materials shall be in accordance with the "Uniform Standard Specifications for Public Works Construction Off-Site Improvements, Clark County area Nevada", latest issue, the "Uniform Standard Drawings for Public Works Construction, Clark County area Nevada", latest revised edition; the "Summerlin Improvement Standards" for work in the Summerlin area; and other applicable approved standards issued by the controlling agency, the Uniform Building Code; and all local city codes and ordinances applicable, except as noted on this sheet as "Deviations from Standards".

2. The existence and location of any overhead or underground utility lines, pipes, or structures shown on these plans are obtained by a research of the available records. Existing utilities as shown from CLV Plans Library are approximate and for record purposes. Existing utilities are located on plans only for the convenience of the Contractor. Existing utility service laterals may not be shown on the plans. The Contractor shall, at his own expense, locate all underground and overhead interference's which may affect his operation during construction and shall take all necessary precautions to avoid damage to same. The Contractor shall use extreme caution when working near overhead utilities so as to safely protect all personnel and equipment, and shall be responsible for all cost and liability in connection therewith.

3. The Contractor shall take all precautionary measures necessary to protect existing utility lines, structures and street improvements which are to remain in place, from damage, and all such improvements or structures damaged by the Contractor's operations shall be repaired or replaced satisfactory to the City Engineer and owning utility company at the expense of the Contractor.

4. All construction shall be as shown on these plans, any revisions shall have the prior written approval of the City Engineer.

5. Type V cement shall be used in all off-site concrete work. Concrete to be 3000 P.S.I. minimum @ 28 days. Mix designs to be approved by the City, prior to the use on the project.

6. Permits are required for any work in the public Right-of-way. The Contractor shall secure all permits and inspections required for this construction.

7. Expansion joints required, maximum every 300' in extruded-type curb.

8. AC pavement to be one-half inch (½") above lip of all gutters after compaction, except at sidewalk ramps and cross gutters.

9. Curb and gutter found to be unacceptable to the City of Las Vegas shall be removed and replaced per standard drawing 216.

10. Sidewalk ramps shall be constructed in each quadrant of an intersection per standard drawing 235. Exact location of ramps may be adjusted in the field by a City Inspector.

125918

Las Vegas Fire & Rescue General Notes Continued

13. No fire hydrants shall be located within the required radius of a cul-de-sac or within 20 feet of the perimeter of the radius of the cul-de-sac.

14. No fire hydrants shall be located within 5 feet of any curb return, driveway, power pole, streetlight or any other obstruction.

15. The maximum distance from a fire hydrant to a one-two family dwelling shall not exceed 300 feet, as measured by an approved route.

16. The maximum distance from a fire hydrant to a Fire Department Connection (FDC) shall not exceed 100 feet, as measured by an approved route.

17. The maximum distance from a fire hydrant to the end of a dead-end street shall not exceed 200 feet.

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19. All fire apparatus access roads shall be paved to provide all-weather driving capabilities, and shall be designed and maintained to support the imposed loads of the fire apparatus.

20. The gradient for the fire apparatus access roads shall not exceed 12%. Angles of approach and angles of departure shall not exceed 6% for 25 feet prior to or after the grade change. Adjacent to the structures gradient shall not exceed 6%.

21. The turning radius of the fire apparatus access roads shall be no less than 52 feet outside and 28 feet inside turning radius.

22. Vertical clearance of all fire apparatus access roads shall be not less than 13 feet 6 inches.

23. Fire department access roads in all residential developments (except for the apartment buildings) shall have a minimum unobstructed width of not less than 36 feet (flow line to the flow line (this width may be reduced to 24 feet, if all buildings fronting the street are sprinklered) for main residential streets, with parking permitted on both sides of the street. Private drive aisles, driveways, etc. shall be allowed to be reduced to a minimum width of 24 feet wide (flow line to the flow line when serving no more than 6 residences, and when on street parking is disallowed.
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27. Approved secondary fire apparatus access shall be provided for 100 or more dwelling units, road(s) with dead-ends or with a single point of access in excess of 600 feet, and for all commercial, industrial, and multi-family residential developments.

28. All dead-end fire apparatus access roads and or fire lanes, public or private, in excess of 150 feet in length shall be provided with an approved turn around area having a minimum diameter of 81 feet.

29. All fire apparatus access roads shall be marked by placing approved signs at the start of the designated fire lane, one sign at the end of the fire lane and with signs at intervals 100 feet along all designated fire lanes. Signs to be placed on both sides of an access roadway if needed to prevent parking on either side. Signs to be installed no higher than 10 feet or less than 6 feet from roadway level. The curb along or on the pavement or cement if a curb is not provided shall be painted with a red weather resistant paint in addition to the signs.

30. Electrically controlled access gates shall be provided with an approved emergency vehicle detector/receiver system. Said system shall be installed in accordance with the City of Las Vegas guidelines for Automatic Emergency Vehicle Access Gates.

City of Las Vegas Sewer Notes

1. All construction and materials shall be in accordance with the latest edition of the Design and Construction Standards for Wastewater Collection Systems and the Uniform Standard Specifications for Public Works' Construction Off-Site Improvements, Clark County Area, Nevada, as amended. It will be the responsibility of the Contractor to be aware of the contents of the above specifications.

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3. Chisel "S" or "G" in curbs where sewer or gas laterals pass under the curb.

4. Polyvinyl (PVC) sewer pipe shall meet ASTM D-3034 SDR 35 specifications, installed with sand bedding and backfill of Type II aggregate base.

5. All manholes paved in streets eighty (80') foot R/W and larger shall have concrete collars. Streets less than eighty (80') foot R/W will require retrofit if paving does not conform to city standards at the manhole.

6. Tee saddles shall be used to connect sewer laterals to existing main lines up to twelve inch (12") diameter. Connections to fifteen inch (15") or larger mains shall require special procedures. In line "Y" s shall be used on lines twelve inches (12") or above.

7. Water mains shall be protected in accordance with LVVWD Standards whenever a sewer main crosses over a water main or the sewer is less than eighteen inch (18") under a water main.

8. All Contractors installing sewer mains that will be under the jurisdiction of the City of Las Vegas must be State of Nevada Class "A" Contractors.

9. The City of Las Vegas will not accept any sewer mains which have a vertical deflection of more than one tenth (0.1) of a foot from the approved construction plans at any location. Sewer mains found to exceed this tolerance will have to be repaired or removed or replaced to the satisfaction of the City Engineer prior to acceptance by the City of Las Vegas.

10. Installation of curved sewer requires the use of C-900 pipe which allows for pipe deflection at the joints.

11. Contractor shall provide all necessary horizontal and vertical transitions between new construction and existing surfaces to provide for proper drainage and for ingress and egress to new construction. The extent of the transitions to be as shown on plans.

12. All grading work shall conform to the soils report as prepared by the (__company__ report #____ date __) approved by the City Engineer, and as shown on these plans.

13. Exact location of all sewer lines may be adjusted or determined in the field by a City of Las Vegas Engineer if location on plans is not clearly shown, or existing pavement condition requires relocations.

14. The Contractor shall take all precautions necessary to protect existing permanent survey monuments. Any monuments disturbed shall be replaced and adjusted per available records in accordance with NRS Statute No. 625.380 & City of Las Vegas Title 18, Appendix D.

15. Utility company meter boxes, manhole lids, valve covers, etc., shall be located out of driveways, driveway aprons, flowlines, and cross gutters unless written approval is granted by the utility company and the City Engineer.

Wall Notes:

16. All walls, new or existing, are only shown on civil plans for the purpose of reviewing grading relationships, flood control and sight distance at intersections. New walls require a separate permit and inspection by the Building Department.

17. Asphalt mix design must be submitted and approved by the City Engineer prior to the placement of Asphalt within City Right of Way.

18. Contractor shall adjust all new and existing inlets, valve boxes, manhole rims, and sewer clean outs, etc. to finish grade as applicable whether or not they are shown on the plans.

19. Materials, handling and placement of Portland Cement Concrete shall be in accordance with applicable sections of NDOT or the Clark County Area Specifications (as applicable) and the plans and details shown hereon.

20. When installing underground facilities that require underground locating devices such as marker balls, locating ribbon, etc, the contractor shall provide written documentation to Offsite Inspection and Testing certifying that all devices have been placed and verified to be in good working condition prior to the construction of any road base.

21. Sanitary Sewer and Storm Drain Final Location Map(s) shall be provided to the Offsite Inspection and Testing Section prior to project acceptance. The map(s) shall include the horizontal and vertical (invert) location of public sewer manholes, storm drain manholes, storm drain laterals at the connection to the storm drain main and at the connection to a drop inlet, and the connection of sewer service laterals to the sewer main and where the sewer service laterals exits the public right-of-way. The location shall be described by state plane coordinates which shall be based on the "Nevada Coordinate System of 1983, East Zone" as defined by the Nevada Revised Statutes Chapter 327, and tied to the City of Las Vegas vertical control benchmark network. Coordinates must be certified by a Nevada professional land surveyor to have positional certainties of +/- 0.1 meter (+/- 0.3 feet). A separate electronic comma delimited file for the sanitary sewer and storm drain coordinates shall also accompany the Sanitary Sewer and Storm Drain Final Location Map(s).

22. Sanitary sewer service laterals require the installation of a marker ball at the connection of the sewer service lateral to the sewer main and where the sewer service lateral exits the public right-of-way. Storm drain laterals require the installation of a marker ball at the connection of the storm drain lateral to the storm drain main and where the storm drain lateral exits the public right-of-way or where the storm drain lateral connects to a drop inlet. The marker ball shall be 3M 4" Marker Ball 1404-XR or approved equal.

23. CCTV video inspection is required for all sewer and storm drains. The CCTV video inspections need to be performed per the Design and Construction Standards for Wastewater Collection Systems latest edition.

24. A separate Boring Permit is required for all boring activities.

REVISED 04/15/10

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CHECKED
LARRY SANCHEZ
DATE
4-29-2009
SCALE
AS SHOWN
JOB NO
107V5560
SHEET
C0

TITLE: CIVIL PLAN
PROJECT: PHOTO STUDIO RESIDENTIAL CONVERSION
ADDRESS: 2301 E. BONANZA LAS VEGAS NV 89101

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