

LIGHTING NOTES

- THE SUPPLY AN INSTALLATION OF A 12V LANDSCAPE LIGHTING SYSTEM WHICH INCLUDES THE FIXTURES SPECIFIED AS WELL AS THE INSTALLATION OF LOW VOLTAGE TRANSFORMER AND DIRECT BURIAL CABLE NECESSARY TO COMPLETE LAYOUT AS SHOWN.
- THE LIGHT PLAN IS DIAGRAMMATIC AND INTENDED TO SHOW GENERAL FIXTURE LOCATIONS AND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR NECESSARY 120V LINE AN 12V WORK TO COMPLETE THE LIGHTING DESIGN AS SHOWN.
- CONTRACTOR TO USE DIRECT BURIAL SPEARS DS-400PREFILLED DRI-SPLICE CONNECTOR W/ CRIMP SLEEVE FOR ALL WIRE CONNECTIONS.
- LOW VOLTAGE WIRE IS TO BE 600v THHN/THWN AND SUITABLE FOR IN GROUND CONDUIT. IT SHOULD BE PULLED IN CONDUIT TO MULTIPLE SMALL DIRECT BURIAL BOXES, WHERE THE WIRE IS TO BE DISTRIBUTED FROM PULL BOXES TO A SINGLE OR A SMALL NUMBER OF FIXTURES USING DIRECT BURIAL LOW VOLTAGE WIRE. GUAGE OF WIRE TO BE DETERMINED BY VOLTAGE DROP CALCULATION.
- ALL CONDUIT TO BE 1" SCH 40 PVC ELECTRICAL UNLESS OTHERWISE SPECIFIED. ALL LINE VOLTAGE TO HAVE A MINIMUM OF 18" OF COVER.
- ALL IN GROUND PULL BOXES TO BE 7" ROUND GREEN BOX NDS BRAND OR EQUIVALENT UNLESS OTHERWISE NOTED.
- CONDUIT RUNS FOR LOW VOLTAGE LIGHTING ARE SHOWN SCHEMATICALLY AND SHOULD BE DETERMINED IN FIELD BASED ON SITE CONDITIONS, FIXTURE, AND COMMON TRENCH LOCATIONS.

CONCRETE NOTES:

- CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 2,500 PSI. CEMENT SHALL BE TYPE 1. FINISH MEDIUM BROOM FINISH AND COLOR SHALL BE 'NATURAL GREY' UNLESS OTHERWISE NOTED.
- PROVIDE 12" SQUARE SAMPLE POUR FOR APPROVAL PRIOR TO INSTALLATION.
- REINFORCING SHALL COMPLY WITH ASTM A615, GRADE 40.
- CONTRACTOR SHALL INSTALL FULL-DEPTH EXPANSION JOINTS AND SCORE JOINTS AS SHOWN ON PLANS AND DETAILS, AND ADD ADDITIONAL JOINTS WHERE NECESSARY TO CONTROL CONCRETE CRACKING.
- ALL CONCRETE SLABS SHALL HAVE A MINIMUM 4" TYPE II LAYER SUBGRADE AND WIRE MESH PER CONSTRUCTION DETAILS.
- ALL EXPANSION JOINTS SHALL NOT EXCEED 1/2" WIDE AND SHALL BE SEALED WITH "DECK O MASTIC SEAL"
- CONTRACTOR SHALL PROVIDE SCORE MARKS IN CONCRETE WALKS EQUAL TO WIDTH OF WALKS (I.E. 36"O.C. IN 36" WIDE WALK). SCORE MARKS SHALL NOT BE LESS THAN 3'-0"O.C. OR MORE THAN 5'-0"O.C. PROVIDE QUICK JOINTS AT 9'-0"O.C. FOR 3'-0" WIDE WALKS, 12'-0"O.C. FOR 4'-0" WIDE WALKS AND 15'-0"O.C. FOR 5'-0" WIDE WALKS.

MASONRY NOTES:

- ALL STUCCO WALLS SHALL BE WATER SEALED WITHIN 30 DAYS OF STUCCO COLOR. ALL STUCCO SHALL MATCH ARCHITECTURE IN FINISH, EXCEPT AS NOTED.
- ALL RETAINING WALLS SHALL BE PLANTABLE

PAVER NOTES:

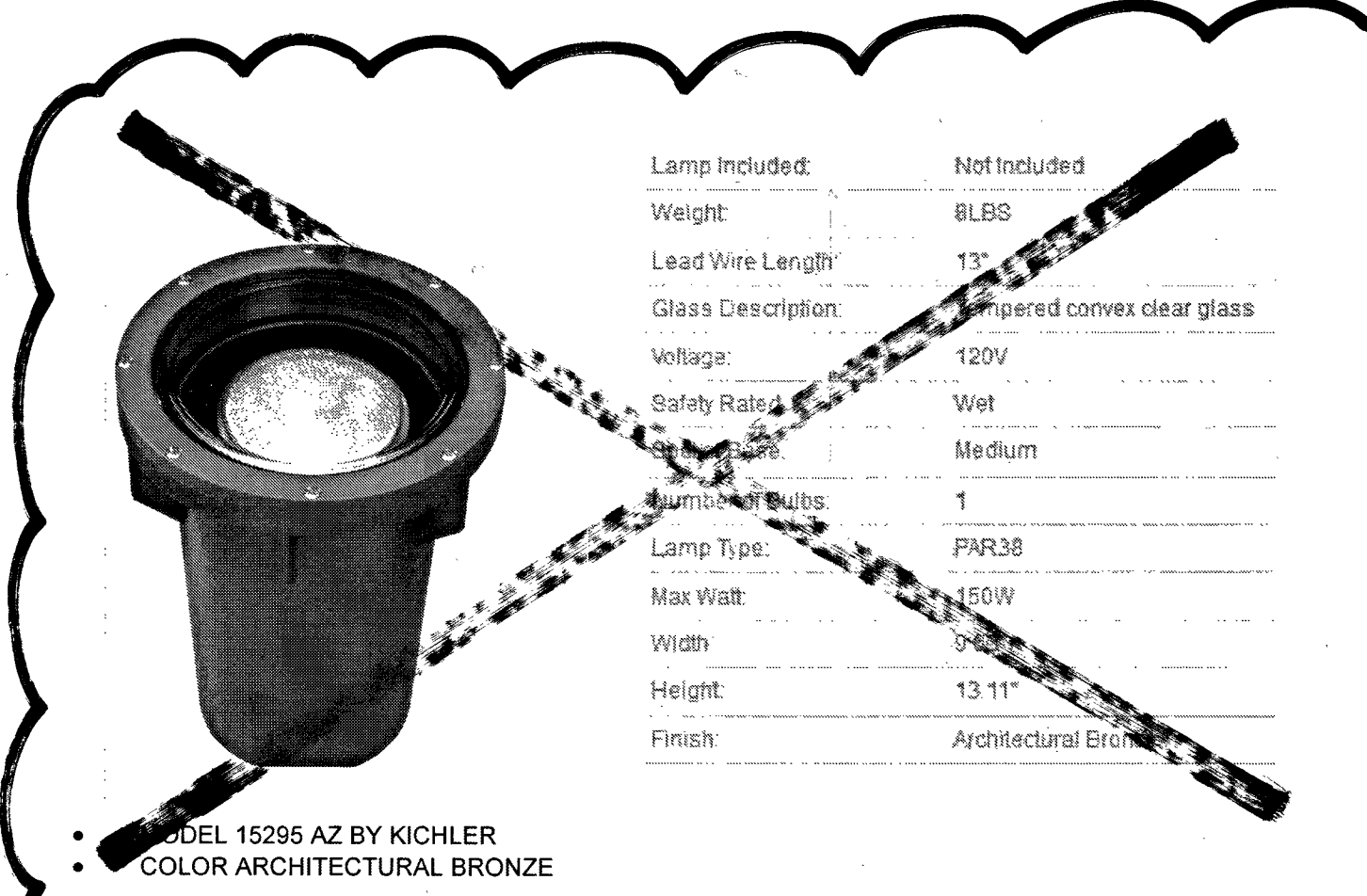
- REFER TO CIVIL PLANS FOR INSTALLATION OF ASPHALT SUBBASE IN STREET AND CUL-DE-SAC.
- ADD 1" WASHED CONCRETE SAND OVER TOP OF TYPE II BASE. DO NOT COMPACT SAND. SAND IS TO BE SCREENED ON, NOT COMPACTED. FOR SCREENING, USE A 1" ROUND PVC PIPE ON EACH SIDE OF STREET AS A GUIDE. USE ANOTHER PVC PIPE TO LEVEL THE SAND BY DRAGGING IT ACROSS THE PVC GUIDE PIPES.
- SET PAVERS BY HAND.
- AFTER THE PAVERS HAVE BEEN SET, USE A TAPPER TO FORCE THE SAND THROUGH THE CRACKS BETWEEN THE PAVERS. THIS WILL HELP TO LOCK THE PAVERS INTO PLACE.
- SWEEP EXCESS SAND INTO JOINTS.
- REPEAT TAPPER AND SWEEPING PROCESS.

METAL NOTES:

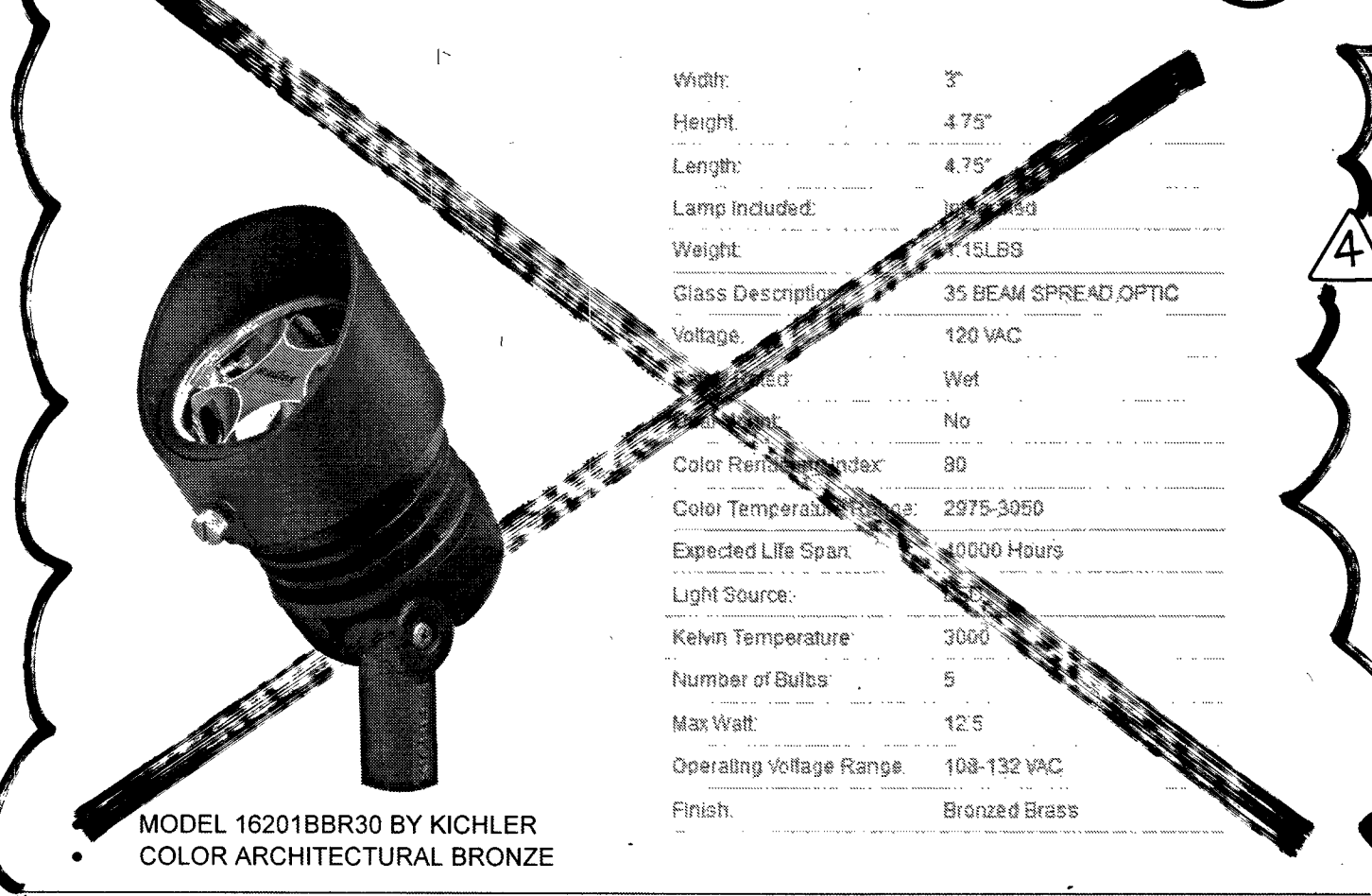
- ALL METAL SHALL BE SEAMLESS STEEL TUBING, GRADE B, CONFORMING TO ASTM A501-81.
- LANDSCAPE CONTRACTOR SHALL SECURE ALL FIELD MEASUREMENTS REQUIRED FOR PROPER AND ADEQUATE FABRICATION AND INSTALLATION.
- METAL FRAME SHALL BE FABRICATED AND ASSEMBLED IN THE SHOP TO THE GREATEST EXTENT POSSIBLE. ALL SHOP DRAWINGS MUST BE APPROVED BY LANDSCAPE ARCHITECT BEFORE INSTALLING.
- ALL WELDS AND OTHER CONNECTIONS EXPOSED IN THE FINISHED WORK SHALL BE GROUND AND DRESSED SMOOTH AND SO THAT THE SHAPE AND PROFILE OF THE ITEM WELDED IS PRESERVED.
- ALL SURFACES SHALL BE PRIME COATED WITH SYNTHETIC, RUST-INHIBITING PRIMER. FINAL FINISH SHALL BE ELECTROSTATICALLY APPLIED OF TWO (2) COATS OF A LUSTERLESS ALKYD ENAMEL.

GENERAL LANDSCAPE CONSTRUCTION NOTES

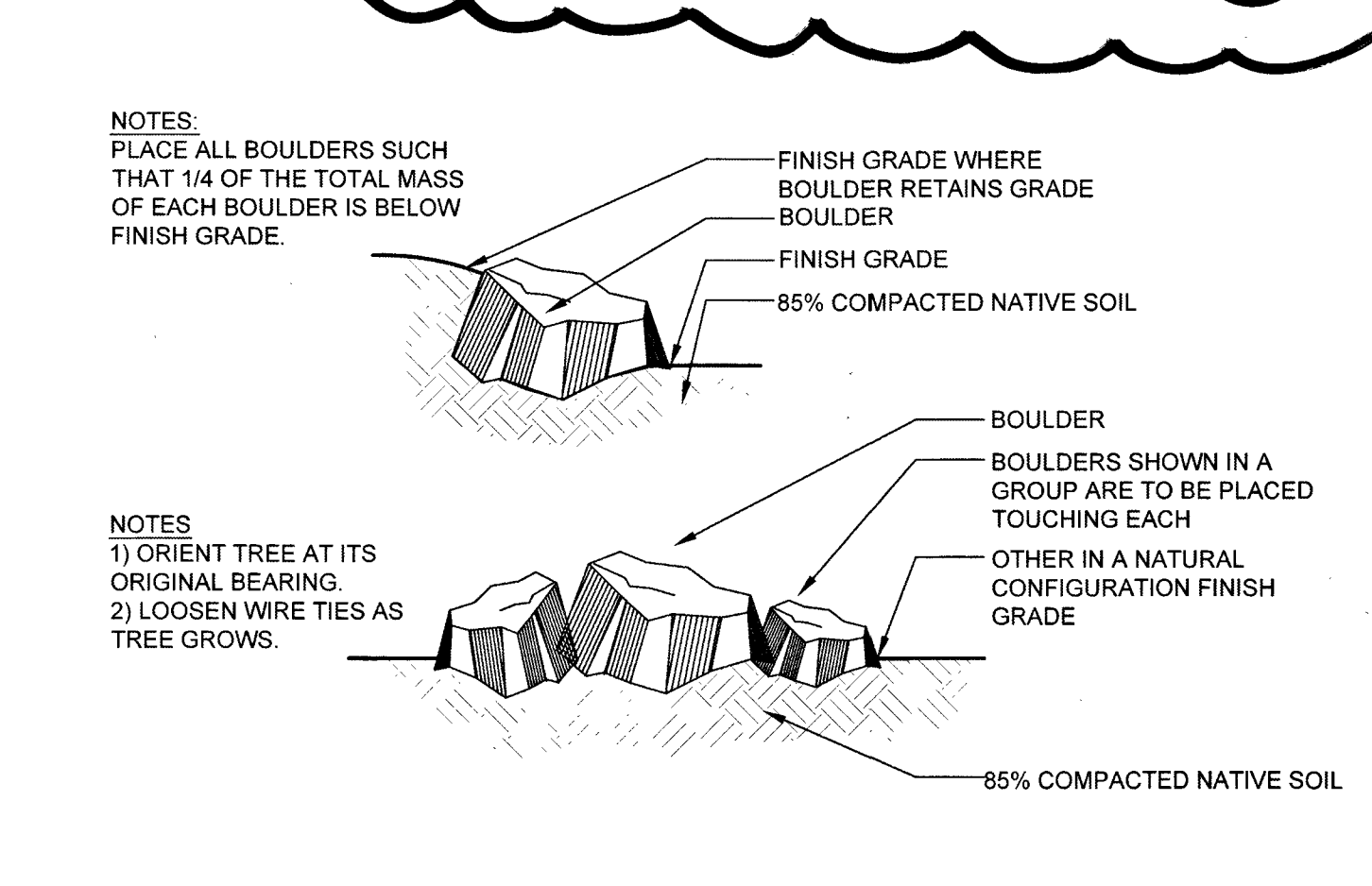
- THE CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION FROM DAMAGE, AND SHALL REPAIR, AT HIS COST, ANY DAMAGE RESULTING FROM HIS OPERATIONS. CONTRACTORS ON THE JOB SHALL CARRY THE FOLLOWING INSURANCE: (1) WORKER'S COMPENSATION; (2) PUBLIC COMPREHENSIVE GENERAL LIABILITY; AND (3) PROPERTY DAMAGE. IN AN EMERGENCY THREATENING THE LIFE, SAFETY, OR ADJACENT WORK, THE CONTRACTOR IS HEREBY INSTRUCTED TO ACT AT HIS DISCRETION TO PREVENT SUCH LOSS OR INJURY...
- THE CONTRACTOR AGREES TO HOLD HARMLESS THE OWNER AND LANDSCAPE ARCHITECT FROM ANY CLAIMS ARISING OUT OF HIS OPERATIONS OR THE OPERATIONS OF ANY OF HIS SUBCONTRACTORS, MATERIAL SUPPLIERS OR AGENTS.
- DIMENSIONS ARE BASED ON PRELIMINARY MEASUREMENTS. CONTRACTOR TO VERIFY FIELD CONDITIONS AND MAKE ADJUSTMENTS IN ACCORDANCE WITH DESIGN INTENT. CONTRACTOR'S BID SHALL REFLECT COST OF INSTALLATION OF MATERIALS AS SHOWN IN DRAWINGS, ALTERNATE MATERIALS TO BE SPECIFIED IN SEPARATE BID OPTION.
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR THE INSTALLATION OF ELECTRICAL, PLUMBING, IRRIGATION, CONCRETE, MASONRY, AND LANDSCAPE MATERIAL FROM CITY OF LAS VEGAS BUILDING AND SAFETY DEPARTMENT, LV B&S (702) 229-6251.
- ALL LOCAL MUNICIPAL, STATE, AND FEDERAL LAWS, RULES, AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN CODES AND THE INFORMATION AND DESIGNS PRESENTED IN THESE DRAWINGS.
- CONTRACTOR SHALL SUPPLY OWNER AND LANDSCAPE ARCHITECT ONE COPY OF SOILS REPORT AND FERTILIZATION RECOMMENDATIONS FOR REVIEW.
- THE CONTRACTOR SHALL OBTAIN AND REVIEW A SET OF THE APPROPRIATE ARCHITECTURAL, ELECTRICAL, AND CIVIL ENGINEERING PLANS PRIOR TO BEGINNING WORK.
- PRIOR TO THE START OF ANY WORK, A MEETING SHALL BE HELD WITH THE OWNER, LANDSCAPE ARCHITECT AND CONTRACTOR TO DISCUSS PROJECT PLANS AND SITE CONDITIONS.
- THIS DOCUMENT SET, INCLUDING ALL PLAN SHEETS, NOTES, DETAILS AND SPECIFICATIONS SHALL BE UTILIZED BY THE CONTRACTOR PERFORMING INSTALLATION AS GENERAL GUIDELINES FOR THE PROJECT DESIGN INTENT. QUANTITIES SHOWN IN THIS DOCUMENT SET ARE ESTIMATES ONLY AND ARE NOT THEREFORE GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER COMPLETE PROJECT AS SPECIFIED IN THESE DOCUMENTS.
- CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND WILL BE RESPONSIBLE FOR SCHEDULING AND ATTENDING ALL LV B&S INSPECTIONS ON BEHALF OF OWNER.
- THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES, WHICH OCCUR BETWEEN THE EXISTING CONDITIONS AND THE CONSTRUCTION DRAWINGS, SO THEY MAY BE CORRECTED PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT THE CONSTRUCTION PROCESS
- THE CONTRACTOR SHALL WARRANT ALL WORK AGAINST DEFECTIVE MATERIAL AND WORKMANSHIP FOR 90 DAYS FROM DATE OF FINAL APPROVAL, UNLESS OTHERWISE NOTED. THE CONTRACTOR AGREES TO REPLACE ANY DEFECTIVE MATERIAL AND/OR WORKMANSHIP AT NO ADDITIONAL COST TO THE OWNER.
- EXISTING SITE CONDITIONS AND THE DOCUMENT SET BASE INFORMATION HAVE BEEN PROVIDED BY THE PROJECT CIVIL ENGINEER. SEE CIVIL ENGINEERING DRAWINGS FOR ALL ROUGH GRADING AND DRAINAGE. SPOT ELEVATIONS ARE RELATIVE TO ADJACENT FINISHED GRADE AND SHOWN FOR REFERENCE ONLY. FIELD VERIFICATION OF ACTUAL ELEVATIONS MAY AFFECT INSTALLATION OF FLATWORK AND MASONRY.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING LIGHT POLES AND UNDERGROUND UTILITIES.
- OWNER SHALL APPROVE ALL MATERIALS PRIOR TO ORDERING. SUBMIT FINISH SAMPLES OF FLATWORK FOR OWNER APPROVAL PRIOR TO ORDERING.
- CONTRACTOR SHALL SHIELD EXISTING WORK WITH VISQUEEN TO PREVENT SPLATTERING OF CONCRETE OR MORTAR.
- ALL WRITTEN DIMENSIONS ON PLANS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.



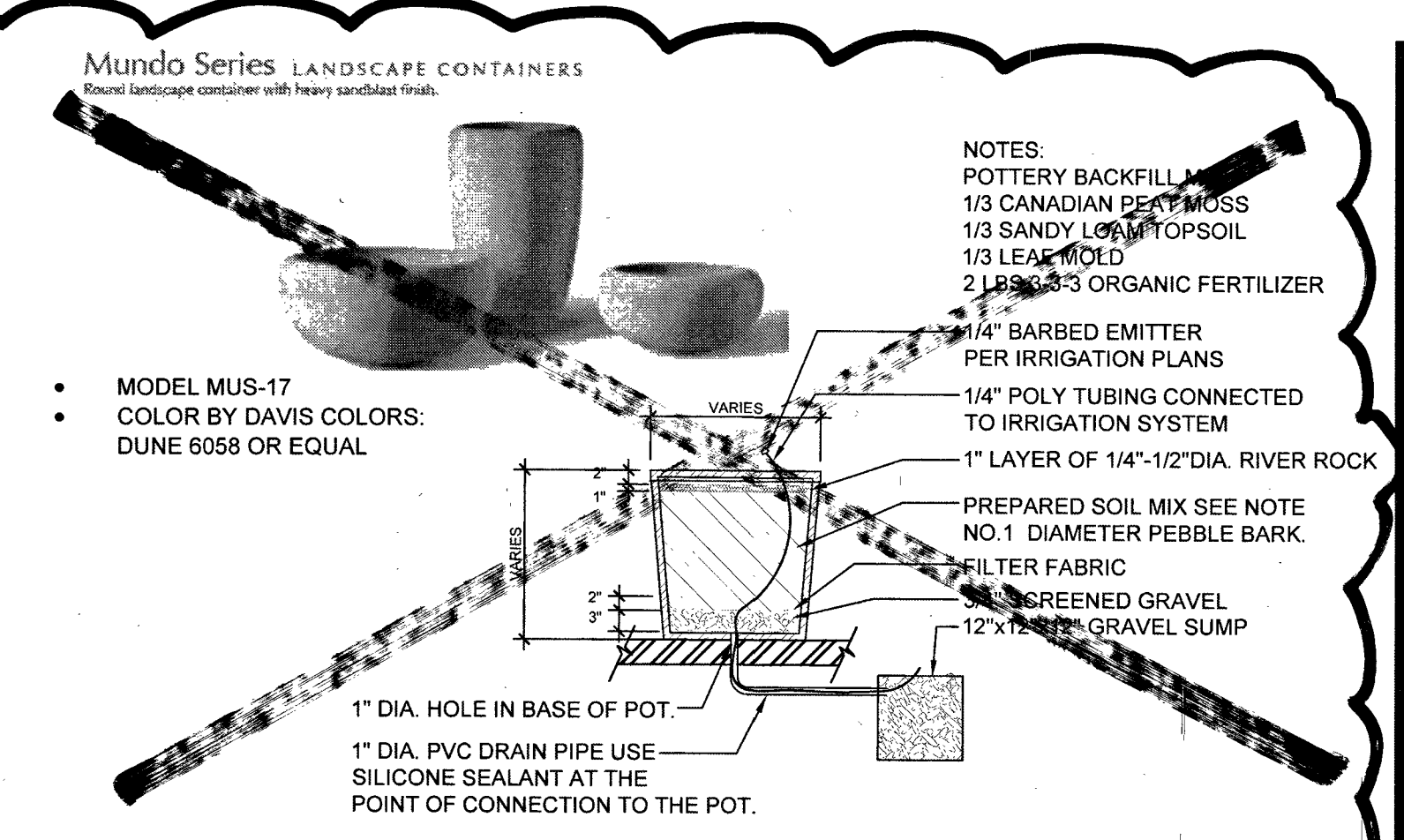
LED LANDSCAPE UPLIGHT FIXTURE
SCALE: NTS



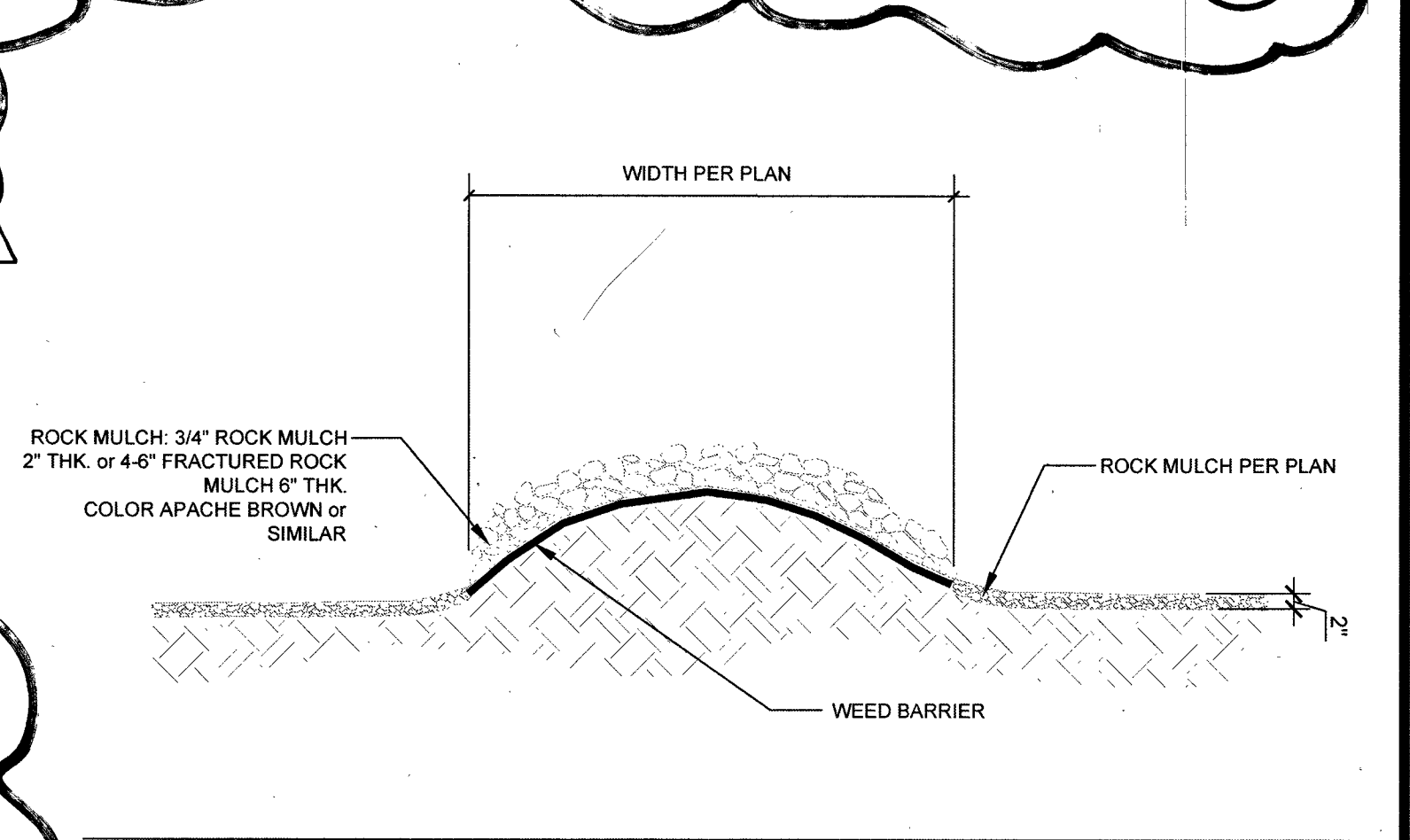
LED SPOT LIGHT FIXTURE
SCALE: NTS



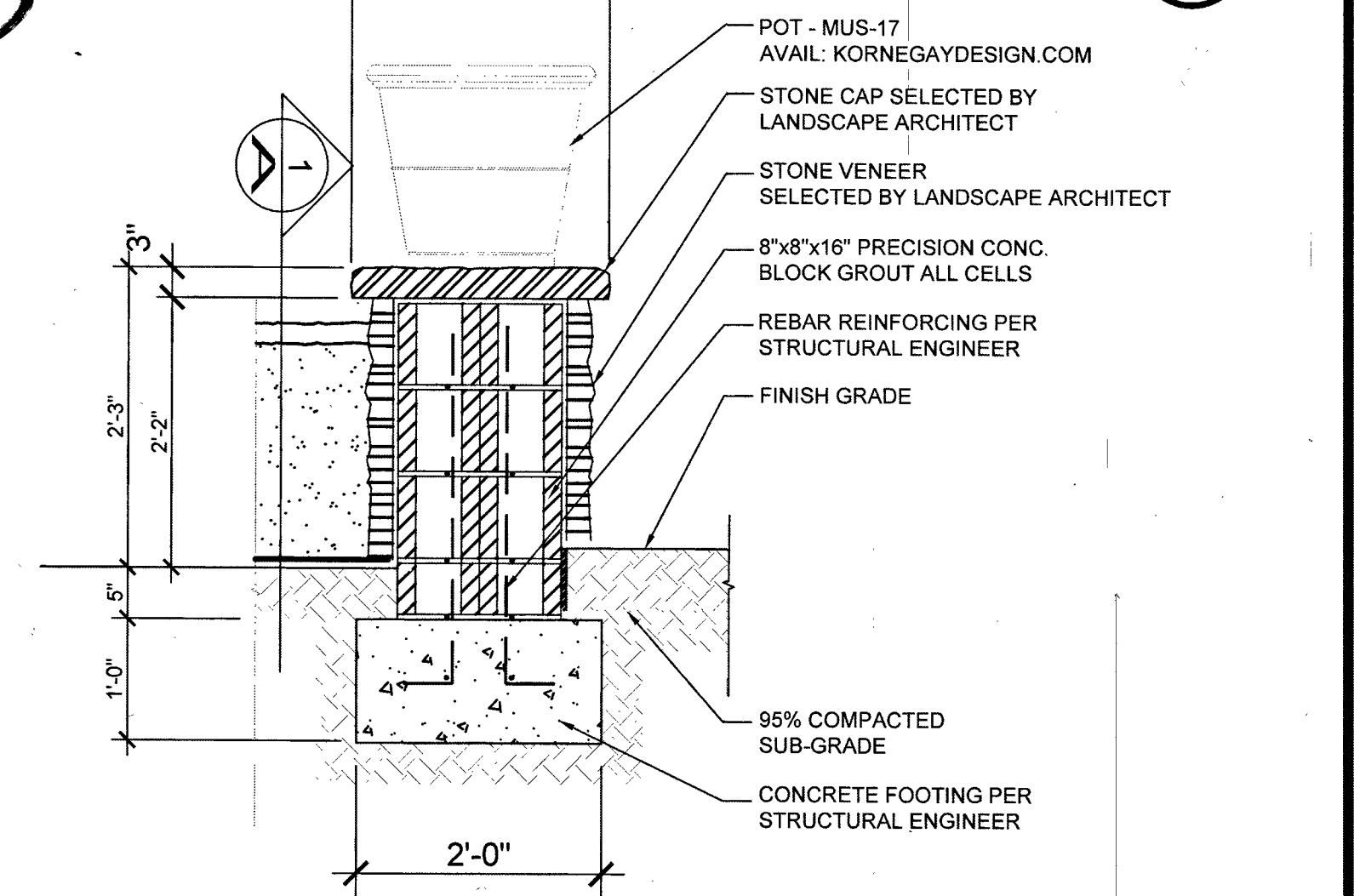
GRANITE BOULDERS
SCALE: NTS



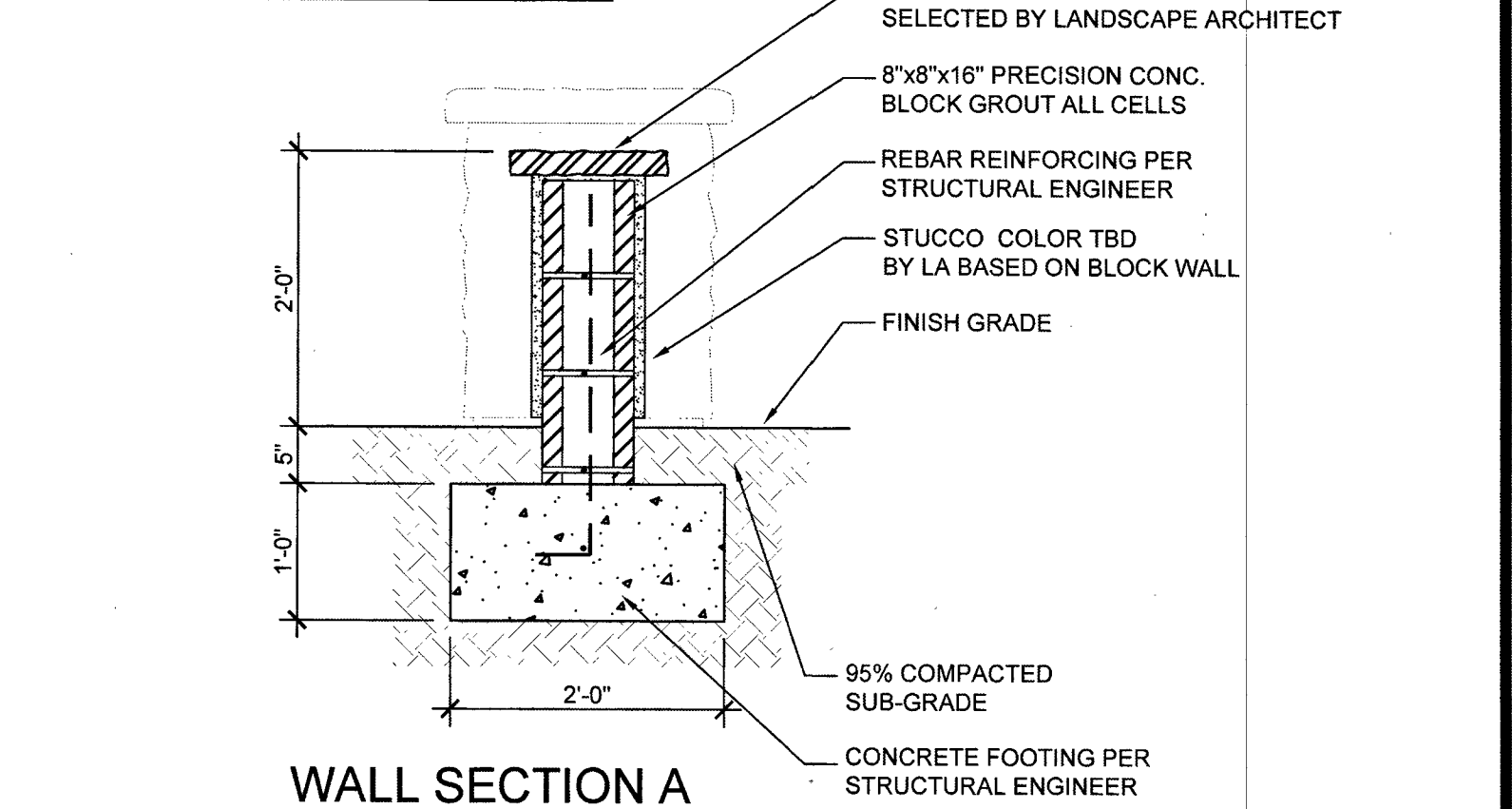
PLANTER POT
SCALE: 1/2"=1'-0"



LANDSCAPE MOUND
SCALE: 1/2"=1'-0"



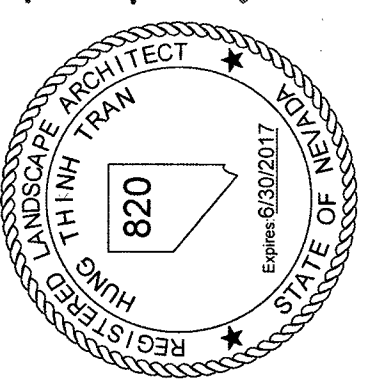
PILASTER SECTION



WALL SECTION A

STONE VENEER WALL WITH PILASTER
SCALE: 3/4"=1'-0"

D.R. HORTON
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Henderson, NV 89014



PROJECT NAME
**Ann & Durango
Streetscape**
Las Vegas, NV 89149

REVISIONS	
No.	Description
1	01-16-2017 100% REVIEW
2	09-19-17 REDUCE PLANT MATERIAL PER OWNER 05-11-17

SHEET TITLE
**Construction
Details & Notes**

Scale: 01-02-2017
Date drawn: LT
Drawn by: LT
Designed by: LT
Approved by: TT
Job Number: 800182

Sheet No. **03**
Drawing No. **LA-2**

H# 63427 1075049