

# EL JEN CONVALESCENT CENTER ADDITION LAS VEGAS, NEVADA

## GENERAL NOTES

### CITY OF LAS VEGAS GENERAL NOTES

- 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 ISSUE; ANY 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 AS "DEVIATIONS FROM STANDARDS".
- 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 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 INTERFERENCES 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 OR UNDERGROUND POWER, GAS AND/OR OTHER UTILITIES SO AS TO SAFELY PROTECT ALL PERSONNEL AND EQUIPMENT, AND SHALL BE RESPONSIBLE FOR ALL COSTS AND LIABILITY IN CONNECTION THEREWITH.
- 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 OR OWNING UTILITY COMPANY AT THE EXPENSE OF THE CONTRACTOR.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY REVISIONS SHALL HAVE THE PRIOR WRITTEN APPROVAL OF THE CITY ENGINEER.
- TYPE V CEMENT SHALL BE USED IN ALL OFF-SITE CONCRETE WORK. CONCRETE TO BE 3000 P.S.I. MINIMUM @ 28 DAYS. MIX DESIGN TO BE APPROVED BY THE QUALITY CONTROL DIVISION PRIOR TO USE ON THE PROJECT.
- PERMITS ARE REQUIRED FOR ANY WORK IN THE RIGHT OF WAY. THE CONTRACTOR SHALL SECURE ALL PERMITS AND INSPECTIONS REQUIRED FOR THIS CONSTRUCTION.
- EXPANSION JOINTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED TYPE CURB.
- AC PAVEMENT TO BE 1/2" ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT SIDEWALK RAMPS.
- APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
- CURB & GUTTER WITH A GRADE OF LESS THAN FOUR TENTHS OF ONE PERCENT SHALL BE WATER TESTED AS SOON AS POSSIBLE AFTER CONSTRUCTION. ANY CURB AND GUTTER FOUND TO BE UNACCEPTABLE TO THE CITY SHALL BE REMOVED AND REPLACED.
- SIDEWALK RAMPS SHALL BE CONSTRUCTED IN EACH QUADRANT OF AN INTERSECTION PER STANDARD DRAWING 235. EXACT LOCATION OF RAMP MAY BE ADJUSTED IN THE FIELD BY A CITY INSPECTOR.
- 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 SAID CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNED IN THE FIELD BY A CITY INSPECTOR.
- ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
- EXACT LOCATION OF ALL SAWCUT LINES MAY BE DETERMINED IN THE FIELD BY A CITY OF LAS VEGAS INSPECTOR IF LOCATION ON PLANS IS NOT CLEARLY SHOWN, OR EXISTING PAVEMENT CONDITION REQUIRES RELOCATION.
- 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 N.R.S. STATUTE NO. 625.550.
- 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:  
A. ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN FOR THE PURPOSE OF GRADING RELATIONSHIPS.  
B. THE STRUCTURAL AND ARCHITECTURAL DESIGN OF ALL WALLS (RETAINING OR NON-RETAINING) MUST BE APPROVED BY THE CLV BUILDING DEPARTMENT.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.

## LEGAL DESCRIPTION

EL JEN CONVALESCENT AND RETIREMENT CENTER 5538 DUNCAN DRIVE  
BEING THE PORTION OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.B. & M., CLARK COUNTY NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEING LOTS 3,4,5,6,7, & 8 OF BLOCK 4, OF PLAT MAP OF TONOPAH TERRACE RECORDED IN BOOK 4 AT PAGE 19 OF OFFICIAL RECORDS.

## ABBREVIATIONS

ABAN	ABANDON	INV	INVERT
AIP	ABANDONED IN PLACE	ISL	ISLAND
AGG	AGGREGATE	JB	JUNCTION BOX
ALT	ALTERNATE	LOC	LENGTH OF CURB
A	ANODE, GAS	LT	LEFT
ACP	ASBESTOS CEMENT PIPE	LTV	LAS VEGAS VALLEY
AC	ASPHALTIC CONCRETE	LD	LAKE MEAD DISTRICT
AVE	AVENUE	LVWVD	MANHOLE
BC	BACK OF CURB	MH	MAXIMUM
BCR	BACK OF CURB RADIUS	MIN	MINIMUM
BVC	BEGINNING OF VERTICAL CURVE	MON	MONOLITHIC
BM	BENCH MARK	N/O	NORTH OF
BORY LINE	BOUNDARY LINE	NTS	NOT TO SCALE
CATV	CABLE TELEVISION	OC	ON CENTER
C-C	CENTER TO CENTER	OG	OPEN-GRADED PAVEMENT,
E	CENTERLINE	OR	ORIGINAL GROUND
CGASD	CLARK COUNTY AREA STANDARD DRAWINGS	PVMT	PAVEMENT
CLV	CLARK COUNTY PUBLIC WORKS STANDARD DRAWINGS	PC	POINT OF CONNECTION
CC	CLARK COUNTY	PI	POINT OF INTERSECTION
CCSD	CLARK COUNTY SANITATION DISTRICT	PRC	POINT OF REVERSE CURVE
CMU	CONCRETE MASONRY UNIT	PC	POINT OF TANGENCY
CO	CLEANOUT, SEWER	PCC	POINT OF COMPOUND CURVE
COMM	COMMERCIAL	PCC, CONC	PORTLAND CEMENT CONCRETE
CONC	CONCRETE	P	POWER
CONST	CONSTRUCTION OR CONSTRUCT	PROP	PROPER LINE
COR	CORNER	PB	PULL BOX
CMP	CORRUGATED METAL PIPE	RP	RADIUS POINT
CSAP	CORRUGATED STEEL	R	RAILROAD
CSP	CORRUGATED STEEL PIPE	REF	REFERENCE
C&G	CURB & GUTTER	REINF	REINFORCED
CIP	CAST IRON PIPE	RCB	REINFORCED CONCRETE
COL	COLUMN	RCP	REINFORCED CONCRETE PIPE
CU YD, CY	CUBIC YARD	RELOC	RELOCATE
CU FT, CF	CUBIC FOOT	RIM	RIM ELEVATION
CULV	CULVERT	RT	RIGHT
CF	CURB FACE	R/W	RIGHT-OF-WAY
DEPT	DEPARTMENT	R	ROAD
DIA	DIAMETER	SS	SANITARY SEWER
DWY	DRIVEWAY	SHIT	SHEET
DI	DROP INLET	S/O	SOUTH OF
ESMT	EASEMENT	SO FT, SF	SQUARE FOOT
E/O	EAST OF	SO YD, SY	SQUARE YARD
EP	EDGE OF PAVEMENT	STA	STATION
EO	EDGE OF OIL	SHIP	STEEL HIGH-PRESSURE PIPE
E	ELECTRIC	SD	STORM DRAIN
EM	ELECTRIC METER	STD	STANDARD
ELEV	ELEVATION	STRUCT	STRUCTURAL OR STRUCTURE
EMBRK	EMBANKMENT	SURV	SURVEY
ECR	END OF CURB RETURN	STRT	STREETLIGHT
EC	END OF CURVE	T	TEMPORARY
EBS	CATHODE PROTECTION	TEA	TO BE ADJUSTED
ETS	BOND STATION	TBR	TO BE REMOVED
ETS	CATHODE PROTECTION	TS	TOP OF CURB
TEST STATION	TEST STATION	TP	TOP OF PIPE
EVC	END OF VERTICAL CURVE	TS	TRAFFIC SIGNAL
EXIST	EXISTING	TSI	TRAFFIC SIGNAL INTERCONNECT
FT	FEET OR FOOT	TRANS	TRANSITION
FG	FINISH GRADE	TYP	TYPICAL
FF	FINISH FLOOR	UG	UNDERGROUND
FH	FIRE HYDRANT	USD	UNIFORM STANDARD DRAWING
E	FLOWLINE	VAR	VARIABLE
GM	GALVANIZED	VERT	VERTICAL
GR	GAS METER	VC	VERTICAL CURVE
PL-G	GAS PRESSURE	VG	VALLEY GUTTER
S-G	REGULATOR	VCP	VITRIFIED CLAY PIPE
GB	PLASTIC GAS	W	WATER
GUT	STEEL GAS	WM	WATER METER
HDWL	GRADE BREAK	W/O	WEST OF
IN	GUTTER	W/Y	WITH
INT	HEADWALL	YD	YARD
	INCH		
	INTERSECTION		

## APPROVALS

	11-8-95
CLV ENGINEER DENNIS ANDERSON, P.E.	DATE
	10-30-95
LAS VEGAS-VALLEY WATER DISTRICT	DATE
	10/31/95
NEVADA POWER COMPANY	DATE
	10-30-95
SOUTHWEST GAS CORPORATION	DATE
	10-30-95
SPRINT-CENTEL	DATE
	11-1-95
PRIME CABLE	DATE

## LEGEND

	DETAIL/SECTION IDENTIFICATION LETTER OR NUMBER
	SHEET DETAIL IS SHOWN
	EXISTING MANHOLE
	EXISTING FIRE HYDRANT
	EXISTING SIGN
	EXISTING POWER POLE
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING ELECTRICAL LINE
	EXISTING SANITARY SEWER LINE
	EXISTING STORM DRAIN LINE
	EXISTING CONTOUR
	EXISTING CHAIN-LINK FENCE
	EXISTING ELEVATION
	EDGE OF EXISTING PAVEMENT
	PROPOSED MANHOLE
	PROPOSED FIRE HYDRANT
	PROPOSED SIGN
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED STORM DRAIN LINE
	NEW ELEVATION
	RIGHT OF WAY LINE
	CENTERLINE
	PROPERTY LINE
	ASPHALT PAVEMENT
	EXISTING BLOCK WALL

## DRAWING INDEX

- C-1 COVER SHEET
- C-2 SITE PLAN
- C-3 GRADING PLAN
- C-4 UTILITY PLAN
- C-5 MISCELLANEOUS DETAILS
- C-6 PROFILES & MISCELLANEOUS DETAILS

## BASIS OF BEARINGS

BEING THE EAST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 12, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. TAKEN AS NORTH 00°24'00" EAST PER PLAT MAP BOOK 4, PAGE 19.

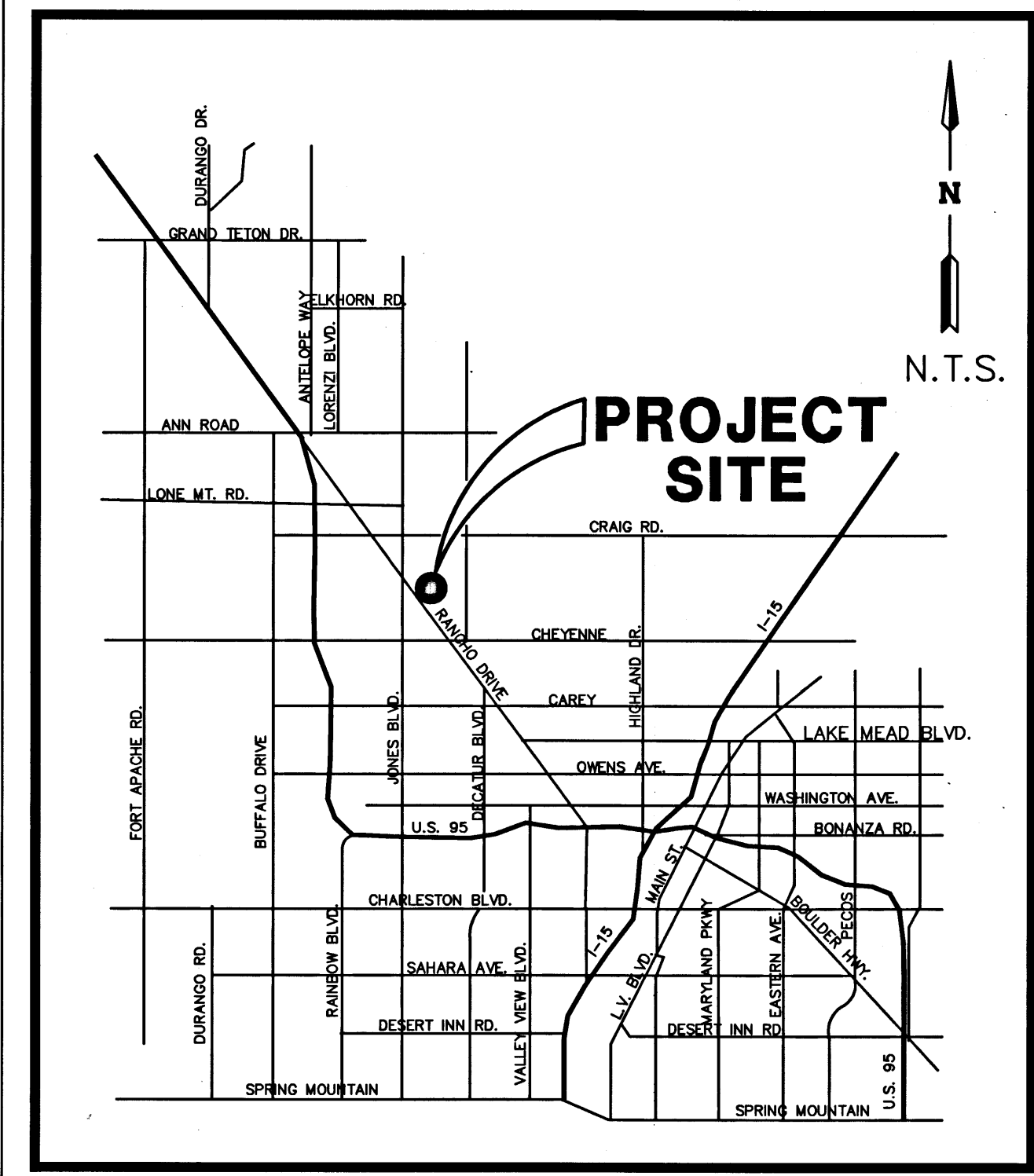
## BASIS OF ELEVATION

PROJECT BENCHMARK:  
UCS&GS BENCHMARK #T-398 CENTERLINE OF RANCHO AND DUNCAN 4 FEET EAST OF WEST CURB OF CENTER TURN ISLAND. CLARK COUNTY DATUM ELEVATION = 2256.59 FEET (NAVD 1988)  
NEAREST CLV BENCHMARK:  
CITY OF LAS VEGAS BENCHMARK #1LV001SSW6. RIVET AND PLATE EAST SIDE OF LEON DRIVE, 200 FEET NORTH OF ALEXANDER ROAD. ELEV. = 2248.5047 FEET (NAVD 1988).

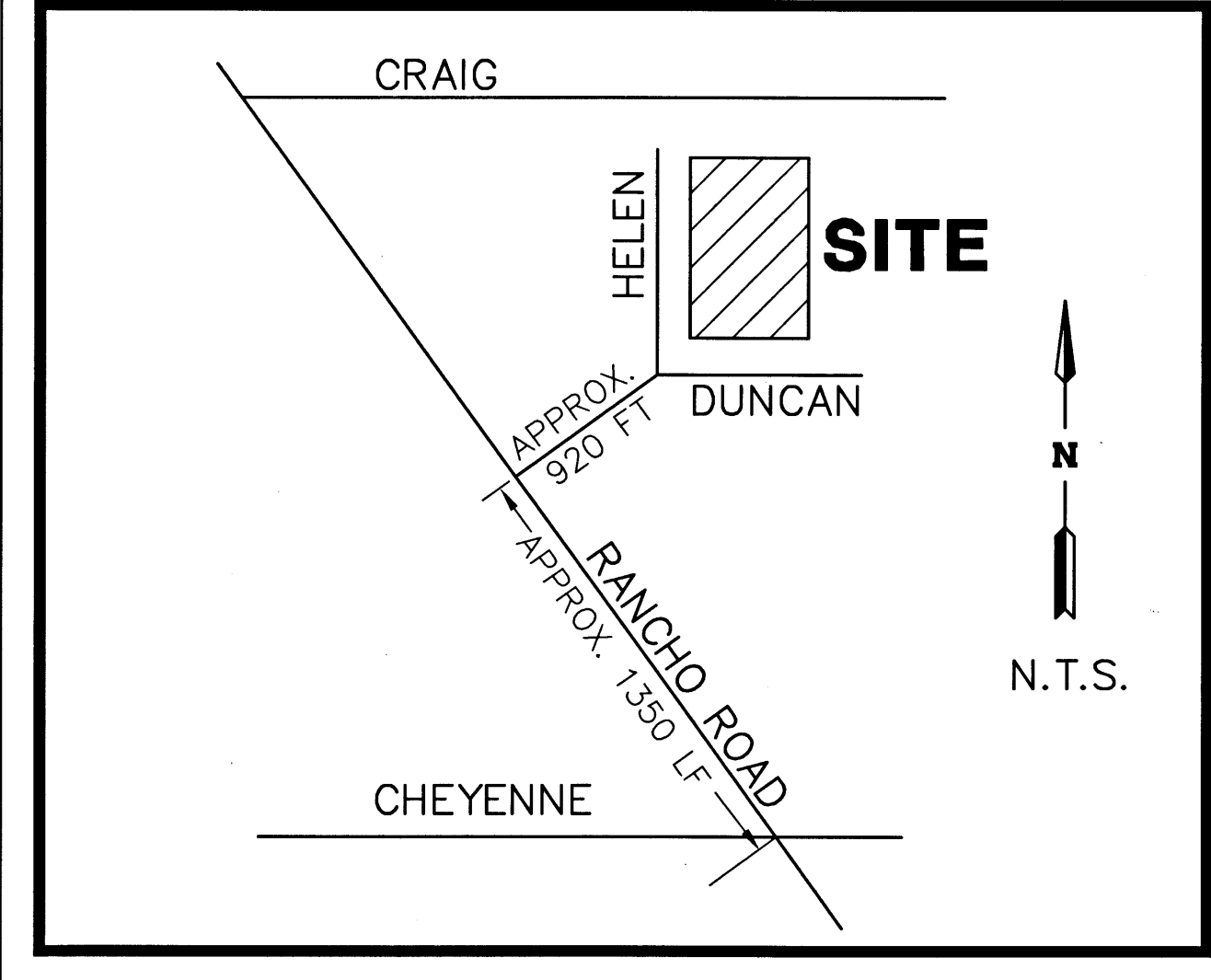
## OFFSITE QUANTITIES

8" SEWER MAIN	628 LF
SEWER MANHOLE	3 EA
4" AC PAVEMENT	1079 SY
TYPE II GRAVEL BASE	241 CY
EXCAVATION/EMBANKMENT	637 CY

## VICINITY MAP



## LOCATION MAP



**DEVELOPER**  
FRANK MARTIN  
MARTIN HARRIS CONSTRUCTION  
1900 WESTER AVENUE  
LAS VEGAS, NEVADA 89102  
385-5257

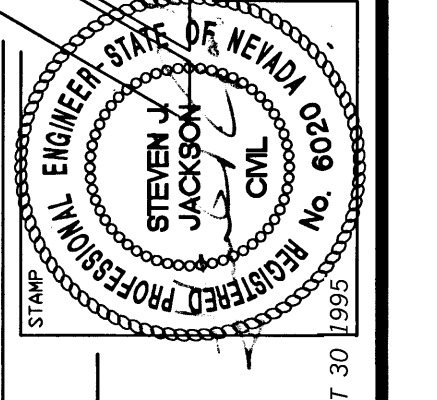
**OWNER**  
JIM TOOMEY  
5538 W. DUNCAN DRIVE  
LAS VEGAS, NEVADA 89106  
645-2606

DEVIATIONS FROM STANDARD DRAWINGS: NONE

Call before you Dig.  
1-800-227-2600

REVISION	DATE

POGGEMEYER DESIGN GROUP  
SURVEYORS  
PLANNERS  
ENGINEERS  
2601 NORTH TENAYA WAY LAS VEGAS, NEVADA 89128 (702) 255-8100



COVER SHEET  
EL JEN  
CONVALESCENT  
CENTER ADDITION

JOB NUMBER	94136-A
DESIGNED BY	WEH
DRAWN BY	RCP
CHECKED BY	WEH
DATE	10-30-95
SHEET NUMBER	C-1
OF	6