

GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE "UNIFORM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENTS, CLARK COUNTY AREA NEVADA", LATEST ISSUE; THE "UNIFORM STANDARD DRAWINGS FOR PUBLIC WORKS CONSTRUCTION, CLARK COUNTY AREA NEVADA", LATEST ISSUE; 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".
- 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 OFFSITE CONCRETE WORK. CONCRETE TO BE 3000 PSI 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 PUBLIC 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 CASE I. EXACT LOCATION OF RAMPS 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 NEW CONSTRUCTION. THE EXTENT OF TRANSITIONS TO BE AS SHOWN ON PLANS, OR AS DESIGNATED IN THE FIELD BY A CITY INSPECTOR.
- ALL GRADING WORK SHALL CONFORM TO THE SOILS REPORT AS PREPARED BY GEOSOLS, INC., CSI-NEVADA WORK ORDER NO. 432-LV, DATED DEC. 8, 1995, 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 CITY ENGINEER.
- WALL NOTES:
 - ALL WALLS, NEW OR EXISTING, ARE ONLY SHOWN FOR THE PURPOSE OF GRADING RELATIONSHIPS.
 - 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.

DEVIATION FROM STANDARDS:

NONE

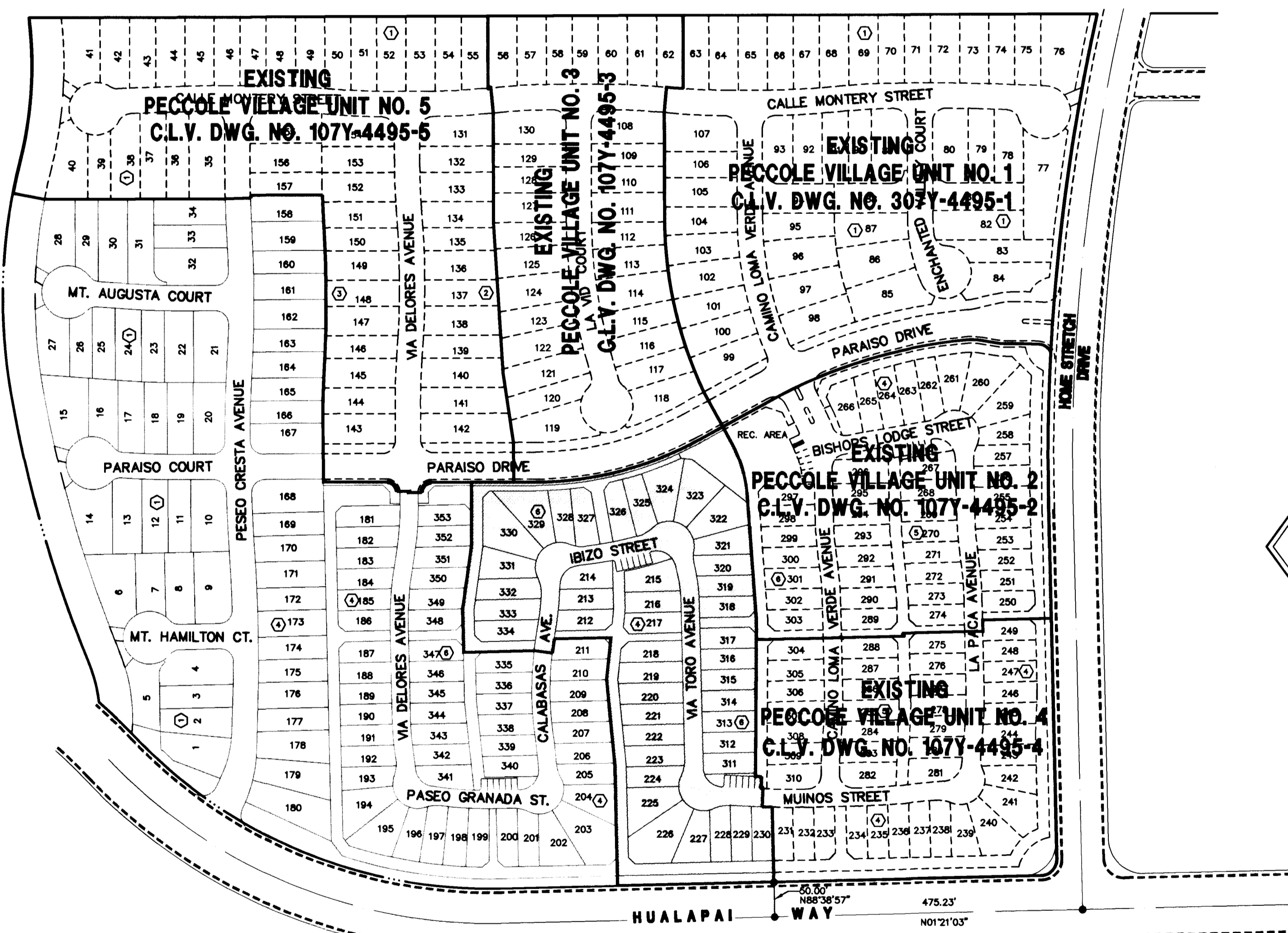
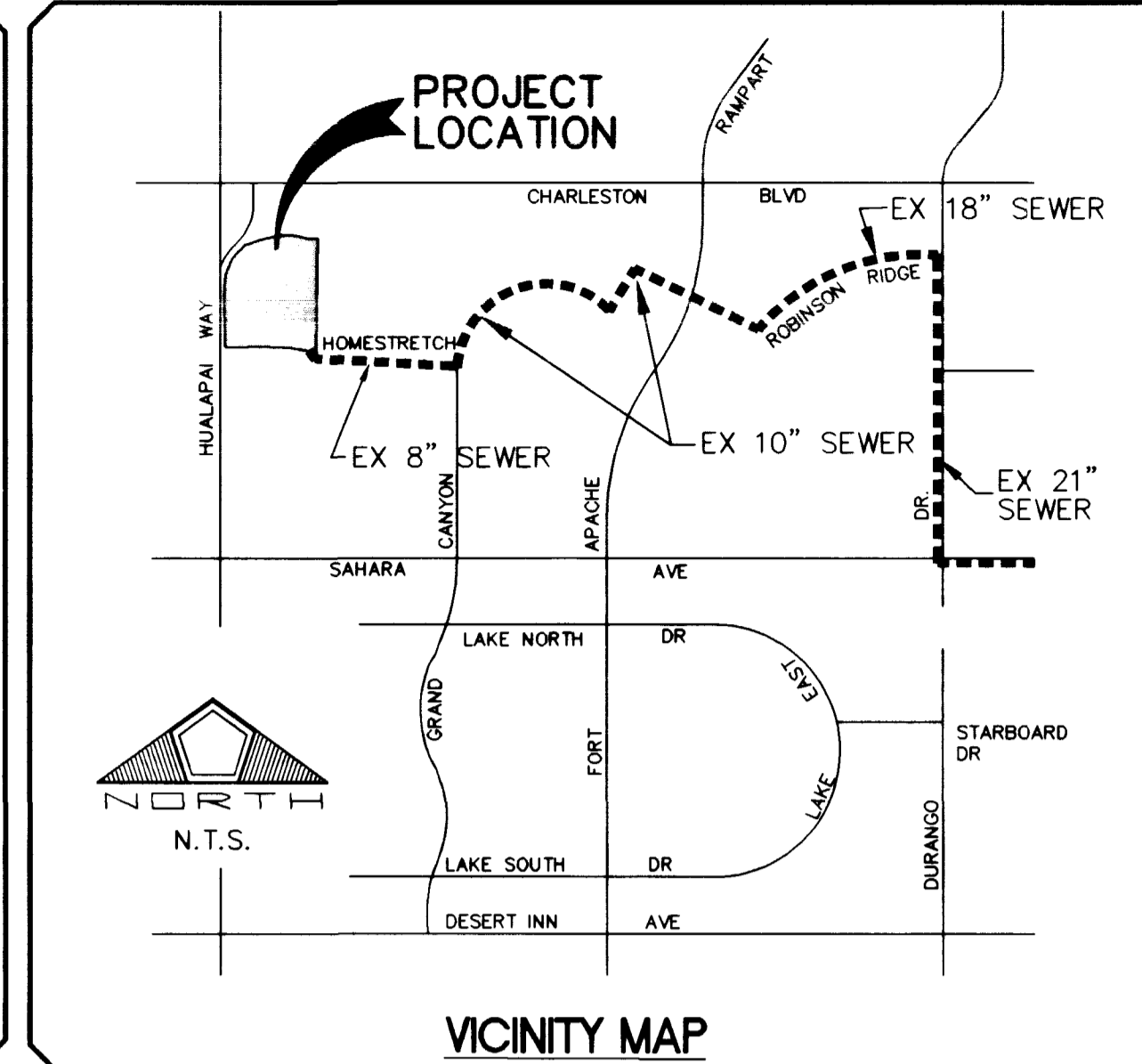
LEGEND

---	SUBDIVISION LIMITS	FL	EXISTING EDGE OF PAVEMENT
---	STREET CENTERLINE	FG	FINISHED GRADE
---	FUTURE IMPROVEMENTS	TC	TOP OF CURB
145	LOT NUMBER	GB	GRADE BREAK
08.5	EXISTING PAD ELEVATION	---	SIDEWALK RAMP
08.5	PROPOSED PAD ELEVATION	---	2:1 SCARP
---	FUTURE PAD ELEVATION	---	EXISTING WATER LINE
---	EXISTING CONTOUR	---	PROPOSED WATER LINE
98.63	EXISTING ELEVATION	---	EXISTING SEWER LINE
98.63	PROPOSED ELEVATION	---	PROPOSED SEWER LINE
---	PROPOSED CONTOUR	---	EXISTING SEWER MANHOLE
---	DRAINAGE SWALE W/FLOW DIRECTION & GRADE INDICATED	---	PROPOSED SEWER MANHOLE

APPROXIMATE PRIVATE QUANTITIES

ITEM	QUANTITY	TOTAL
STREET IMPROVEMENTS (PRIVATE)		
1. 2" A.C. P.V.M.T. W/4" TYPE II & 6" TYPE I BASE (28' WIDE PRIVATE STREET)		2,560 S.Y.
2. ROLL CURB AND GUTTER		1,745 L.F.
3. 3.0' WIDE CONCRETE CROSS GUTTER W/10" TYPE II BASE		69 S.F.
4. 2.0' WIDE CONCRETE GUTTER W/10" TYPE II BASE		310 S.F.
5. 2'X 2' DROP INLET		1 EA
6. 6" PVC STORMDRAIN		108 L.F.

NOTE TO CONTRACTOR:
 QUANTITIES SHOWN ARE APPROXIMATIONS ONLY AND ARE INTENDED TO ILLUSTRATE THE SCOPE OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT QUANTITIES.



BENCHMARK

NORTH AMERICAN VERTICAL DATUM OF 1988
 1LV107NWS, RIVET & PLATE IN TOP OF CURB, SE CURB RETURN OF SAHARA AVENUE AND HUALAPAI WAY.
 ELEVATION = 886.3883 METERS (2908.092')

BASIS OF BEARING

SOUTH 001°2'52" EAST, BEING THE EAST LINE OF LOT 22 AS SHOWN ON THAT CERTAIN FINAL MAP KNOWN AS PECCOLE RANCH PHASE II ON FILE IN THE CLARK COUNTY RECORDER'S OFFICE IN FILE 71 OF PLATS AT PAGE 76.

LEGAL DESCRIPTION

A PORTION OF THE WEST HALF OF SECTION 6, TOWNSHIP 21 SOUTH RANGE 60 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY NEVADA.
 PARCEL 22 AS SHOWN BY MAP ON FILE IN BOOK 71, PAGE 76 OF FINAL MAPS IN CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA.
 CONTAINING 46.366 AC. NET
 CONTAINING 49.4 AC. GROSS

OWNER / DEVELOPER

PLASTER DEVELOPMENT GROUP
 801 SOUTH RANCHO DRIVE, SUITE E-4
 LAS VEGAS, NEVADA 89106
 (702) 385-5031

APPROVAL

(FOR UTILITY APPROVALS, SEE SHEET 3)
 APPROVAL OF THESE PLANS BY THE CITY ENGINEER IS LIMITED TO THOSE IMPROVEMENTS CONSTRUCTED IN THE DEDICATED RIGHTS-OF-WAY AND/OR DEDICATED EASEMENTS. THIS APPROVAL DOES NOT AUTHORIZE THE CONSTRUCTION OF ANY IMPROVEMENTS THAT DEVIATE FROM ADOPTED STANDARDS AND/OR SPECIFICATIONS EXCEPT THOSE SPECIFICALLY LISTED UNDER DEVIATIONS FROM STANDARDS. THE ENGINEER SHALL RESOLVE ANY DEVIATION OTHER THAN THOSE LISTED IN DEVIATIONS FROM STANDARDS IN FAVOR OF THE UNIFORM STANDARDS DRAWINGS AND SPECIFICATIONS CLARK COUNTY AREA NEVADA.

Dennis Anderson 5/23/97
 CITY OF LAS VEGAS
 DENNIS ANDERSON, PE.,
 CITY ENGINEER

Avoid cutting underground utility lines. It's costly.

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

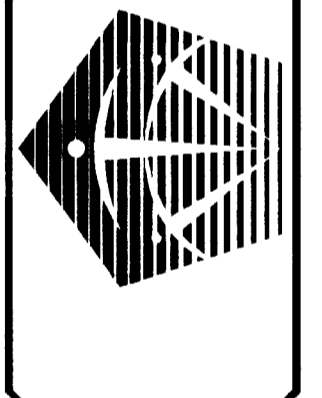
INDEX OF DRAWINGS

SHT. #	DESCRIPTION
1.	COVER SHEET
2.	NOTES, MISCELLANEOUS DETAILS, AND QUANTITIES
3.	UTILITY PLAN NOTES AND APPROVALS
4.	UTILITY PLAN
5.	CALABASAS AVENUE STREET PLAN - PROFILE MUINOS STREET STREET PLAN - PROFILE VIA TORO AVENUE STREET PLAN - PROFILE
6.	GRADING PLAN 1
7.	GRADING DETAILS

NO.	DESCRIPTION	DATE	APP'D.

RECOMMENDED BY: *[Signature]*
 DATE: 5/23/97
 DRAWN BY: JSG
 CHECKED BY: *[Signature]*
 JOB NO.: 0164-0003
 SCALE: NONE

PENTACORE
 CIVIL ENGINEERING - LAND SURVEYING - PLANNING
 CONSTRUCTION MANAGEMENT - ADA CONSULTING
 8783 WEST CHARLESTON BOULEVARD
 LAS VEGAS, NEVADA 89102 (702)258-0115



SIGNATURE HOMES
 PECCOLE VILLAGE - UNIT NO.6
 NOTES, MISCELLANEOUS DETAILS AND QUANTITIES

GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL CONCRETE SHALL BE 3000 PSI STRENGTH.
3. ALL REINFORCING SHALL BE #4 BARS.
4. ALL FOUNDATIONS SHALL BE 18" MINIMUM DEEP.
5. ALL EXTERIOR WALLS SHALL BE 8" MINIMUM THICK.
6. ALL ROOFING SHALL BE 1/2" MINIMUM THICK.
7. ALL FLOORING SHALL BE 1/2" MINIMUM THICK.
8. ALL CEILING SHALL BE 1/2" MINIMUM THICK.
9. ALL DOORS SHALL BE 68" MINIMUM HIGH.
10. ALL WINDOWS SHALL BE 48" MINIMUM HIGH.
11. ALL ELECTRICAL SHALL BE PER LOCAL CODES.
12. ALL PLUMBING SHALL BE PER LOCAL CODES.
13. ALL MECHANICAL SHALL BE PER LOCAL CODES.
14. ALL FINISHES SHALL BE PER ARCHITECTURAL SPECIFICATIONS.
15. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED.
16. ALL EROSION CONTROL SHALL BE PER LOCAL CODES.
17. ALL SITEWORK SHALL BE PER LOCAL CODES.
18. ALL UTILITIES SHALL BE MAINTAINED AND PROTECTED.
19. ALL EROSION CONTROL SHALL BE PER LOCAL CODES.
20. ALL SITEWORK SHALL BE PER LOCAL CODES.

EXTRACT FROM SPECIFICATIONS

SEE



- WALL
- DOOR
- WINDOW
- UTILITY
- ...



- WALL
- DOOR
- WINDOW
- UTILITY
- ...



- WALL
- DOOR
- WINDOW
- UTILITY
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- WALL
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- WALL
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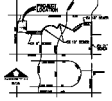
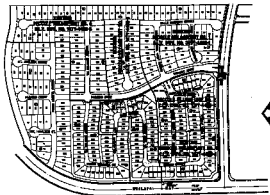


- WALL
- DOOR
- WINDOW
- UTILITY
- ...

APPROXIMATE SQUARE FOOTAGES

NO.	DESCRIPTION	AREA
1
2
3
4
5
6
7
8
9
10

NOT TO SCALE
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**SITE MAP****LIST OF MATERIALS**

1. CONCRETE
2. REINFORCING
3. ROOFING
4. FLOORING
5. CEILING
6. DOORS
7. WINDOWS
8. ELECTRICAL
9. PLUMBING
10. MECHANICAL
11. FINISHES
12. UTILITIES
13. EROSION CONTROL
14. SITEWORK



RESIDENTIAL DESIGN
 SPECIALTY CONTRACTORS
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 (303) 733-1111
 WWW.PENTACORE.COM

Call before you Dig
 1-800-227-2800