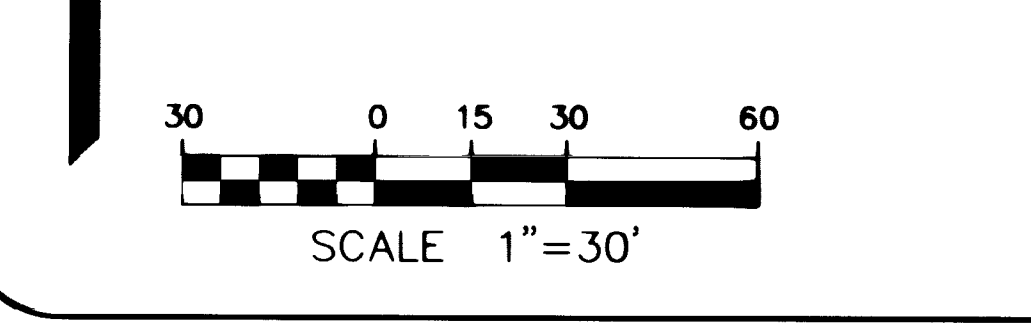
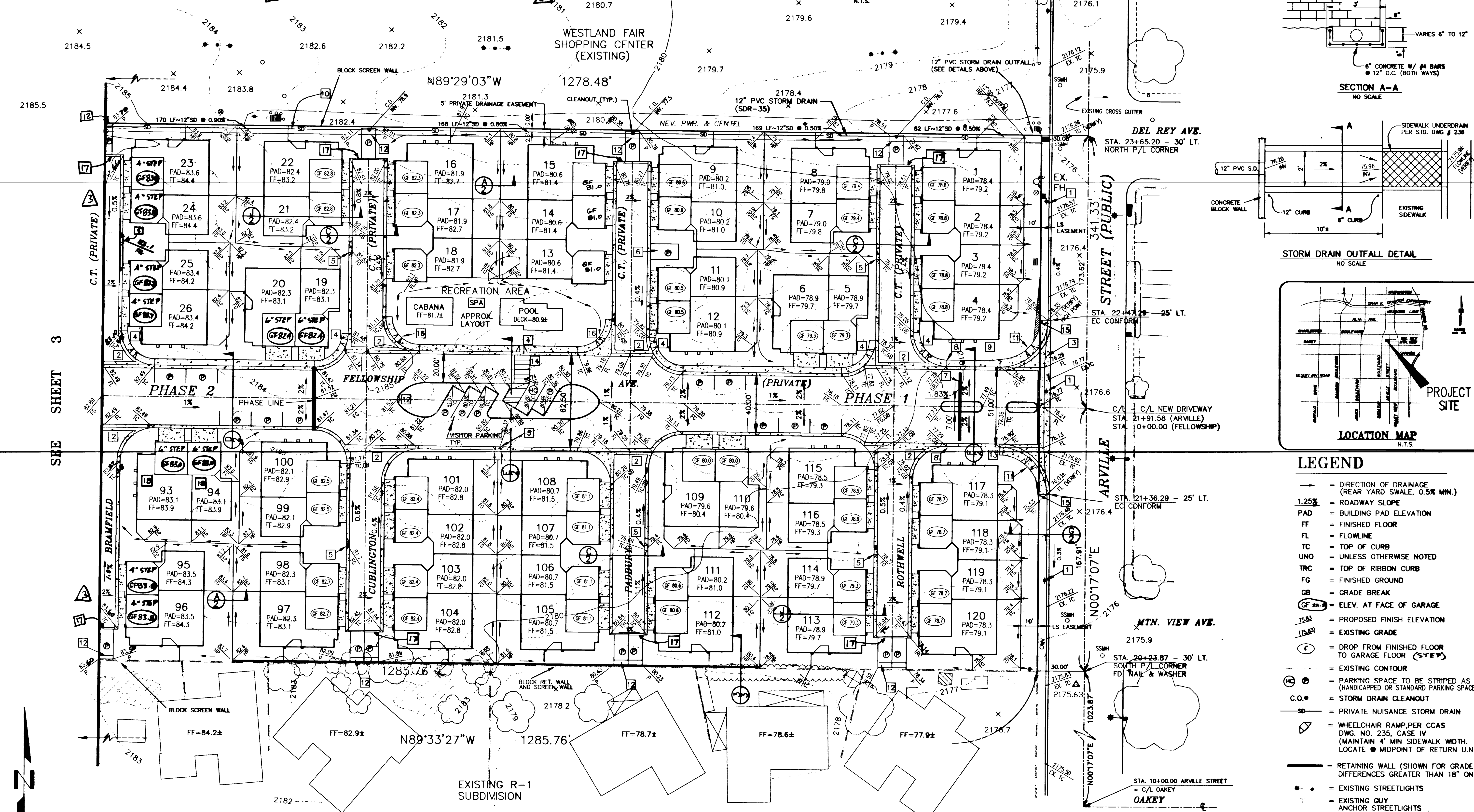
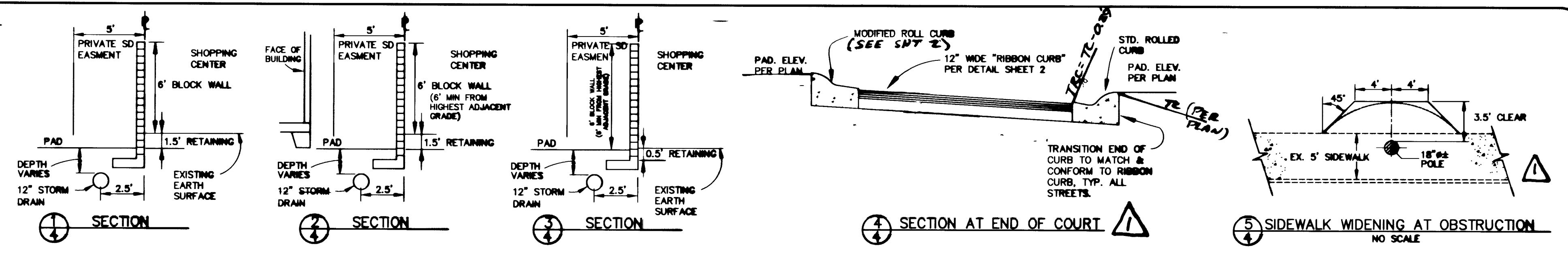


CONSTRUCTION NOTES

- EXISTING OVERHEAD UTILITIES TO BE UNDERGROUNDED OR RELOCATED ALONG ARVILLE FRONTAGE. PLANS AND COORDINATION BY OTHERS. IF POLES ARE TO REMAIN, PROVIDE PROPER SIDEWALK CLEARANCE PER DETAIL (3).
- INSTALL 4" WIDE PCC CROSS GUTTER, GENERALLY IN ACCORDANCE WITH CCAS DWG. NO. 228 (DEPTH OF GUTTER PAN = 0.5").
- INSTALL 8" WIDE PCC CROSS GUTTER IN ACCORDANCE WITH CCAS DWG. NO. 228.
- INSTALL CASE III SIDEWALK RAMP PER CCAS #235, (Y = 3.5", A = 8.0", B = 8.0", UNLESS OTHERWISE NOTED).
- INSTALL 2" LONG DEPRESSED CURB FOR DRAINAGE (BACK OF CURB GRADE = LIP OF GUTTER GRADE). TRANSITIONS SHALL BE 1' LONG. FOR SPILL TYPE CURB, BACK OF CURB GRADE = LIP OF GUTTER GRADE + 0.04'.
- SINGLE PAVED PARKING STALLS SHALL BE INSTALLED USING REDWOOD HEADER BOARDS OR OTHER MEANS AND GRADED IN ACCORDANCE WITH THE LANDSCAPE PLANS, BY OTHERS, TYP.
- EMERGENCY ACCESS GATE PER FIRE DEPT. REQUIREMENTS (BY OTHERS)

- BEGIN "L" TYPE CURB & GUTTER TO ARVILLE. TRANSITION TO ROLL TYPE CURB & GUTTER WESTBOUND.
- INSTALL 5' LONG TRANSITION FROM 5" WIDE SIDEWALK TO 4" WIDE ON-SITE SIDEWALK.
- INSTALL 12" SDR-35 PVC SD. BACKFILL WITH CONCRETE SLURRY MIX TO 3" ABOVE PIPE. (SLURRY BACKFILL IS ONLY REQUIRED WHEN EARTH COVER OVER PIPE IS LESS THAN 1.5')
- INSTALL CASE I SIDEWALK RAMP PER CCAS #235 (A = B = 8')
- INSTALL PRECAST PARKING BUMPER BLOCK (TYPICAL AT EACH STALL ADJACENT TO PL. WALL)
- INSTALL 10' WIDE CROSSWALK
- SIGHT VISIBILITY RESTRICTION EASEMENT (REFER TO FINAL MAP FOR DIMENSIONS OF EASEMENT AND LOCATIONS OF ALL ON-SITE VISIBILITY EASEMENTS)
- INSTALL TYPE IV SIDEWALK RAMP PER CCAS DWG. NO. 235, CASE IV (A=B=10') MODIFIED TO OMIT REAR "VARIABLE HEIGHT MONOLITHIC CURB"
- INSTALL 12" RIBBON CURB AT END OF COURT PER DETAIL (4)

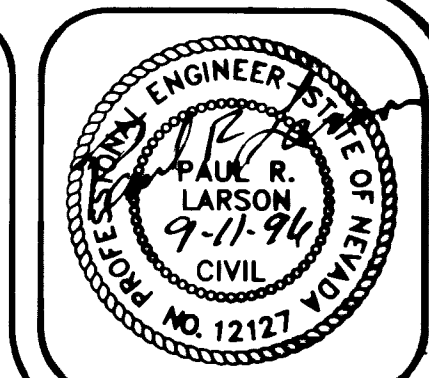
18) SLOPE OF INTERIOR GARAGE SLAB 2% WHERE NOTED.



BENCHMARK
 STATION #1111 8# - RIVET AND PLATE IN TOP OF CURB •
 S.E. RETURN ARVILLE STREET AND DEL REY AVENUE.
 ELEVATION = 2175.71 FEET (NGVD29 DATUM).
 (NAVD 88 = 863.901 METERS OR 2178.15 FEET.)
 NOTE: ALL ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON THE NGVD 29 DATUM.

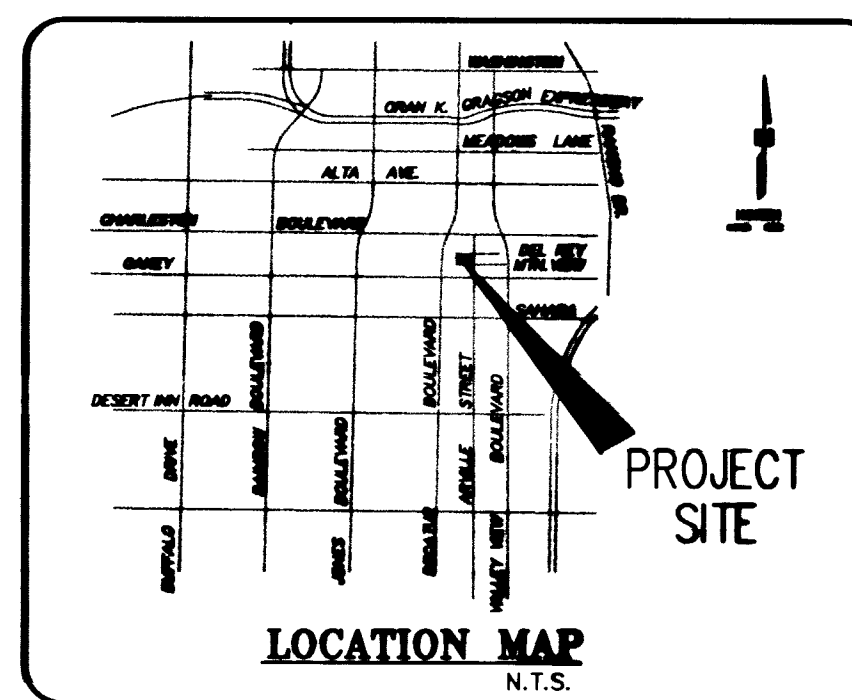
THIS GRADING PLAN CONFORMS TO THE APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS.
Paul R. Lamm 7.11.96

- NOTES:**
- DAMAGED AND SUBSTANDARD PORTIONS OF CURB, GUTTER, SIDEWALK AND AC PAVEMENT TO BE REMOVED AND REPLACED AS DIRECTED BY THE CITY OF LAS VEGAS INSPECTOR.
 - CONTRACTOR SHALL PROVIDE SMOOTH GRADE BREAKS AS DIRECTED BY THE OWNER PRIOR TO POURING NEW CURBS.



DESIGNED BY: RLB	DRAWN BY: MJB/RS	DATE: 03/27/95
CHECKED BY: RLB	JOB NUMBER: 5080	BY: DATE
NO. 1	REVISION: 5080	PL 7-11-96
NO. 2	REV. SIDE STREET GRASS TO MATCH AS-BUILT GARAGES	PL 7-11-97
NO. 3	REV. SIDE STREET GRASS TO MATCH AS-BUILT GARAGES	PL 7-11-97
NO. 4	REV. SIDE STREET GRASS TO MATCH AS-BUILT GARAGES	PL 7-11-97

TROPHY HOMES KENSINGTON GRADING PLAN



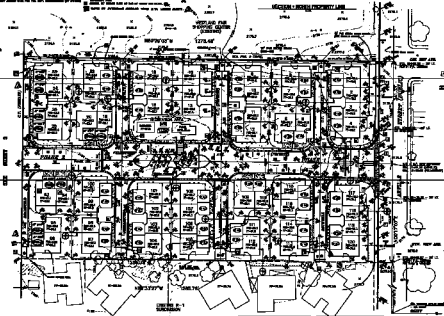
- LEGEND**
- = DIRECTION OF DRAINAGE (REAR YARD SWALE, 0.5% MIN.)
 - 1.25% = ROADWAY SLOPE
 - PAD = BUILDING PAD ELEVATION
 - FF = FINISHED FLOOR
 - FL = FLOWLINE
 - TC = TOP OF CURB
 - UNO = UNLESS OTHERWISE NOTED
 - TRC = TOP OF RIBBON CURB
 - FG = FINISHED GROUND
 - GB = GRADE BREAK
 - GF 78.3 = ELEV. AT FACE OF GARAGE
 - 78.3 (PRO) = PROPOSED FINISH ELEVATION
 - 78.3 (EX) = EXISTING GRADE
 - 78.3 (D) = DROP FROM FINISHED FLOOR TO GARAGE FLOOR (STEP)
 - 78.3 (C) = EXISTING CONTOUR
 - 78.3 (P) = PARKING SPACE TO BE STRIPED AS REQ'D (HANDICAPPED OR STANDARD PARKING SPACE)
 - C.O. = STORM DRAIN CLEANOUT
 - 12" = PRIVATE NUISANCE STORM DRAIN
 - 78.3 (R) = WHEELCHAIR RAMP PER CCAS DWG. NO. 235, CASE IV (MAINTAIN 4" MIN SIDEWALK WIDTH. LOCATE @ MIDPOINT OF RETURN U.N.O.)
 - = RETAINING WALL (SHOWN FOR GRADE DIFFERENCES GREATER THAN 18" ONLY).
 - = EXISTING STREETLIGHTS
 - = EXISTING GUY ANCHOR STREETLIGHTS
 - = CONST. PHASE BOUNDARY

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 UNLESS OTHERWISE NOTED.
4. ALL WALLS SHALL BE 8" THICK UNLESS OTHERWISE NOTED.
5. ALL FLOORS SHALL BE 4" THICK UNLESS OTHERWISE NOTED.
6. ALL ROOFS SHALL BE 4" THICK UNLESS OTHERWISE NOTED.
7. ALL EXTERIOR WALLS SHALL BE FINISHED WITH BRICK OR CONCRETE BLOCK UNLESS OTHERWISE NOTED.
8. ALL INTERIOR WALLS SHALL BE FINISHED WITH GYP. BOARD UNLESS OTHERWISE NOTED.
9. ALL CEILING SHALL BE FINISHED WITH GYP. BOARD UNLESS OTHERWISE NOTED.
10. ALL FLOORS SHALL BE FINISHED WITH POLISHED CONCRETE UNLESS OTHERWISE NOTED.
11. ALL ROOFS SHALL BE FINISHED WITH BURR OR GULF TILE UNLESS OTHERWISE NOTED.
12. ALL EXTERIOR DOORS SHALL BE 30" X 80" UNLESS OTHERWISE NOTED.
13. ALL INTERIOR DOORS SHALL BE 30" X 80" UNLESS OTHERWISE NOTED.
14. ALL WINDOWS SHALL BE 30" X 60" UNLESS OTHERWISE NOTED.
15. ALL STAIRS SHALL BE FINISHED WITH POLISHED CONCRETE UNLESS OTHERWISE NOTED.
16. ALL ELEVATIONS SHALL BE TO FINISH UNLESS OTHERWISE NOTED.
17. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
18. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
19. ALL DIMENSIONS SHALL BE TO EDGE UNLESS OTHERWISE NOTED.
20. ALL DIMENSIONS SHALL BE TO CORNER UNLESS OTHERWISE NOTED.
21. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.
22. ALL DIMENSIONS SHALL BE TO FACELINE UNLESS OTHERWISE NOTED.
23. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.
24. ALL DIMENSIONS SHALL BE TO FACELINE UNLESS OTHERWISE NOTED.
25. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.
26. ALL DIMENSIONS SHALL BE TO FACELINE UNLESS OTHERWISE NOTED.
27. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.
28. ALL DIMENSIONS SHALL BE TO FACELINE UNLESS OTHERWISE NOTED.
29. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.
30. ALL DIMENSIONS SHALL BE TO FACELINE UNLESS OTHERWISE NOTED.

SECTION NOTES

1. SECTION 1: 1/4" = 1'-0"
2. SECTION 2: 1/4" = 1'-0"
3. SECTION 3: 1/4" = 1'-0"
4. SECTION 4: 1/4" = 1'-0"
5. SECTION 5: 1/4" = 1'-0"
6. SECTION 6: 1/4" = 1'-0"
7. SECTION 7: 1/4" = 1'-0"
8. SECTION 8: 1/4" = 1'-0"
9. SECTION 9: 1/4" = 1'-0"
10. SECTION 10: 1/4" = 1'-0"
11. SECTION 11: 1/4" = 1'-0"
12. SECTION 12: 1/4" = 1'-0"
13. SECTION 13: 1/4" = 1'-0"
14. SECTION 14: 1/4" = 1'-0"
15. SECTION 15: 1/4" = 1'-0"
16. SECTION 16: 1/4" = 1'-0"
17. SECTION 17: 1/4" = 1'-0"
18. SECTION 18: 1/4" = 1'-0"
19. SECTION 19: 1/4" = 1'-0"
20. SECTION 20: 1/4" = 1'-0"
21. SECTION 21: 1/4" = 1'-0"
22. SECTION 22: 1/4" = 1'-0"
23. SECTION 23: 1/4" = 1'-0"
24. SECTION 24: 1/4" = 1'-0"
25. SECTION 25: 1/4" = 1'-0"
26. SECTION 26: 1/4" = 1'-0"
27. SECTION 27: 1/4" = 1'-0"
28. SECTION 28: 1/4" = 1'-0"
29. SECTION 29: 1/4" = 1'-0"
30. SECTION 30: 1/4" = 1'-0"



- LEGEND**
- 1. 1/4" = 1'-0" (Symbol)
 - 2. 1/4" = 1'-0" (Symbol)
 - 3. 1/4" = 1'-0" (Symbol)
 - 4. 1/4" = 1'-0" (Symbol)
 - 5. 1/4" = 1'-0" (Symbol)
 - 6. 1/4" = 1'-0" (Symbol)
 - 7. 1/4" = 1'-0" (Symbol)
 - 8. 1/4" = 1'-0" (Symbol)
 - 9. 1/4" = 1'-0" (Symbol)
 - 10. 1/4" = 1'-0" (Symbol)
 - 11. 1/4" = 1'-0" (Symbol)
 - 12. 1/4" = 1'-0" (Symbol)
 - 13. 1/4" = 1'-0" (Symbol)
 - 14. 1/4" = 1'-0" (Symbol)
 - 15. 1/4" = 1'-0" (Symbol)
 - 16. 1/4" = 1'-0" (Symbol)
 - 17. 1/4" = 1'-0" (Symbol)
 - 18. 1/4" = 1'-0" (Symbol)
 - 19. 1/4" = 1'-0" (Symbol)
 - 20. 1/4" = 1'-0" (Symbol)
 - 21. 1/4" = 1'-0" (Symbol)
 - 22. 1/4" = 1'-0" (Symbol)
 - 23. 1/4" = 1'-0" (Symbol)
 - 24. 1/4" = 1'-0" (Symbol)
 - 25. 1/4" = 1'-0" (Symbol)
 - 26. 1/4" = 1'-0" (Symbol)
 - 27. 1/4" = 1'-0" (Symbol)
 - 28. 1/4" = 1'-0" (Symbol)
 - 29. 1/4" = 1'-0" (Symbol)
 - 30. 1/4" = 1'-0" (Symbol)

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11-15-64
2	ISSUED FOR CONSTRUCTION	11-15-64

DESIGNED BY
L. BRUCE INTBO, INC.
11-15-64

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 UNLESS OTHERWISE NOTED.
4. ALL WALLS SHALL BE 8" THICK UNLESS OTHERWISE NOTED.
5. ALL FLOORS SHALL BE 4" THICK UNLESS OTHERWISE NOTED.
6. ALL ROOFS SHALL BE 4" THICK UNLESS OTHERWISE NOTED.
7. ALL EXTERIOR WALLS SHALL BE FINISHED WITH BRICK OR CONCRETE BLOCK UNLESS OTHERWISE NOTED.
8. ALL INTERIOR WALLS SHALL BE FINISHED WITH GYP. BOARD UNLESS OTHERWISE NOTED.
9. ALL CEILING SHALL BE FINISHED WITH GYP. BOARD UNLESS OTHERWISE NOTED.
10. ALL FLOORS SHALL BE FINISHED WITH POLISHED CONCRETE UNLESS OTHERWISE NOTED.
11. ALL ROOFS SHALL BE FINISHED WITH BURR OR GULF TILE UNLESS OTHERWISE NOTED.
12. ALL EXTERIOR DOORS SHALL BE 30" X 80" UNLESS OTHERWISE NOTED.
13. ALL INTERIOR DOORS SHALL BE 30" X 80" UNLESS OTHERWISE NOTED.
14. ALL WINDOWS SHALL BE 30" X 60" UNLESS OTHERWISE NOTED.
15. ALL STAIRS SHALL BE FINISHED WITH POLISHED CONCRETE UNLESS OTHERWISE NOTED.
16. ALL ELEVATIONS SHALL BE TO FINISH UNLESS OTHERWISE NOTED.
17. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
18. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.
19. ALL DIMENSIONS SHALL BE TO EDGE UNLESS OTHERWISE NOTED.
20. ALL DIMENSIONS SHALL BE TO CORNER UNLESS OTHERWISE NOTED.
21. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.
22. ALL DIMENSIONS SHALL BE TO FACELINE UNLESS OTHERWISE NOTED.
23. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.
24. ALL DIMENSIONS SHALL BE TO FACELINE UNLESS OTHERWISE NOTED.
25. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.
26. ALL DIMENSIONS SHALL BE TO FACELINE UNLESS OTHERWISE NOTED.
27. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.
28. ALL DIMENSIONS SHALL BE TO FACELINE UNLESS OTHERWISE NOTED.
29. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.
30. ALL DIMENSIONS SHALL BE TO FACELINE UNLESS OTHERWISE NOTED.



L. BRUCE INTBO, INC.
11-15-64

PROPERTY BOARDS
KENNINGTON
GRADING PLAN

L. BRUCE INTBO, INC.
11-15-64

11-15-64

