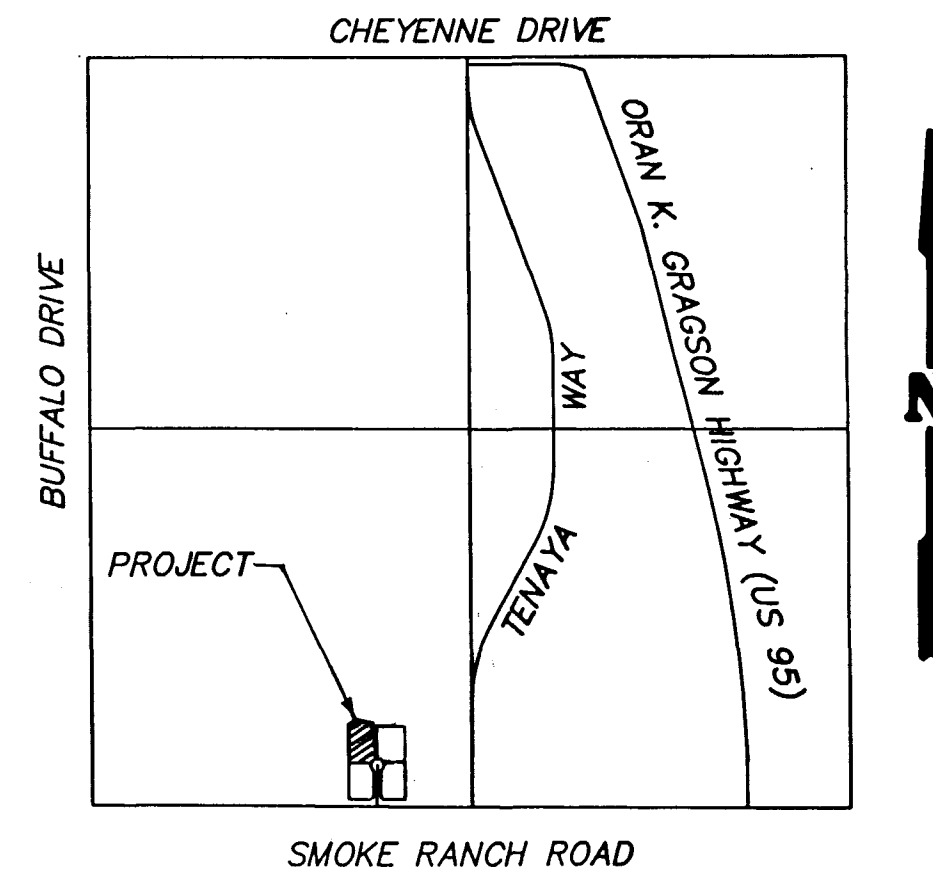


JAMES ALLAN TECH PLAZA

BROOKHOLLOW BUSINESS PARK LOT G - PHASE II



VICINITY MAP
NTS

BENCHMARK

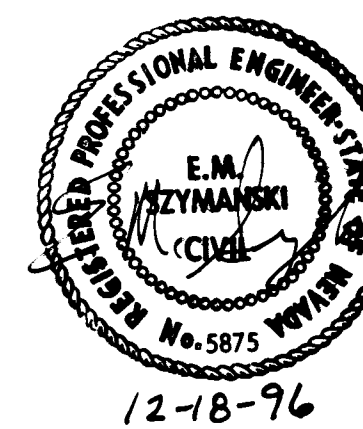
CLV BM #001554
SQUARE ALLUM. PLATE IN TOP OF CURB NEAR P.C.
NE CORNER OF SMOKE RANCH RD. & TENAYA WAY.
ELEVATION = 2364.27' CLV DATUM

BASIS OF BEARINGS

N 89°40'38" W BEING THE SOUTH LINE OF
THE SW 1/4, OF SEC. 15, T20S., R06E.
AS SHOWN ON PAGE 60 OF FILE 64 OF
PARCEL MAPS, CLARK COUNTY, NEVADA.

OWNER:

JAMES ALLAN COURT
4290 CAMERON ST., STE. 1
LAS VEGAS, NV 89103
TEL. 368-4374



CLV FIRE DEPARTMENT NOTES

- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE CITY OF LAS VEGAS FIRE DEPARTMENT "HYDRANT SPECIFICATIONS", "HYDRANT INSTALLATION SPECIFICATIONS" AND ORDINANCE #3844.
- AUTHORIZED HYDRANTS FOR THIS PROJECT ARE:
 - KENNEDY GUARDIAN
 - MUELLER A-423 CENTURIAN
 - CLOW MODEL 2548 MEDALLION
- ON ANY NEW HOME OR BUILDING INSTALLATION, ACCESSIBLE FIRE HYDRANTS SHALL BE INSTALLED BEFORE COMPLETION OF CONSTRUCTION COMMENCES AND SAID FIRE HYDRANTS SHALL BE IN GOOD WORKING ORDER WITH AN ADEQUATE WATER SUPPLY.
- CONTRACTOR SHALL PLACE A BLUE REFLECTIVE MARKER AT CENTER LINE OF STREET ADJACENT TO FIRE HYDRANT AS REQUIRED IN ORDINANCE #3844 TO IDENTIFY FIRE HYDRANT LOCATIONS.
- CALL THE LAS VEGAS BUILDING DEPARTMENT AT 229-2071 FOR UNDERGROUND INSPECTION, PRESSURE AND FLUSH VERIFICATION OF ALL FIRE HYDRANTS AND FIRE LINES BEFORE COVERING.
- PAINTING OF THE CURBS AND HYDRANT AND ANY WORK NECESSARY FOR PROTECTION OF HYDRANTS FROM PHYSICAL DAMAGE PER ORDINANCE #3844 SHALL BE COMPLETED BEFORE APPROVAL BY THE CITY OF LAS VEGAS FIRE DEPARTMENT.
- A PERMIT IS REQUIRED FROM THE FIRE DEPARTMENT FOR ON-SITE WATER LINE AND FIRE HYDRANT. THE PERMIT AND CONTRACTORS MATERIAL AND TEST CERTIFICATE FOR UNDERGROUND PIPING FORM SHALL BE OBTAINED FROM THE FIRE PROTECTION ENGINEER PRIOR TO ANY WORK BEGINNING.
- PRIVATE FIRE HYDRANTS SHALL BE PAINTED RED.
- A FLOW TEST MUST BE WITNESSED BY THE FIRE DEPARTMENT PRIOR TO OCCUPANCY FOR VERIFICATION OF REQUIRED ON-SITE WATER SUPPLY.
- ALL ON-SITE FIRE MAIN MATERIALS MUST BE U.L. LISTED AND A.W.W.A. APPROVED.
- FIRE HYDRANT SPACING:

RESIDENTIAL - 500 FEET UNSPRINKLERED, 800 FEET SPRINKLERED
COMMERCIAL, INCLUDING MULTI-FAMILY - 500 FEET UNSPRINKLERED, 400 FEET SPRINKLERED
- WHERE NEW WATER MAINS ARE EXTENDED ALONG STREETS, WHERE HYDRANTS ARE NOT NEEDED FOR PROTECTION OF STRUCTURES, FIRE HYDRANTS SHALL BE SPACED AT MAXIMUM 1000 FT. SPACING TO PROVIDE FOR TRANSPORTATION HAZARDS.
- NO FIRE HYDRANT 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.
- NO FIRE HYDRANT SHALL BE LOCATED WITHIN 6 FEET OF ANY CURB RETURN, DRIVEWAY, POWER POLE, STREET LIGHT OR ANY OTHER OBSTRUCTION.
- TWO SOURCES OF SUPPLY ARE REQUIRED WHENEVER THERE ARE 4 OR MORE HYDRANTS ARE INSTALLED ON A SINGLE SYSTEM.
- NOT MORE THAN 2 FIRE HYDRANTS CAN BE OUT OF SERVICE DUE TO A SINGLE MAIN BREAK.
- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN UNOBSTRUCTED WIDTH OF NOT LESS THAN 20 FT., PROVIDED NO PARKING IS ALLOWED, NOT LESS THAN 28 FT. IF PARALLEL PARKING IS ALLOWED ON ONE SIDE, AND NOT LESS THAN 38 FT. IF PARALLEL PARKING IS ALLOWED ON BOTH SIDES. VERTICAL CLEARANCE SHALL BE NOT LESS THAN 13 FT. 6 IN.
- THE TURNING RADIUS FOR ANY FIRE APPARATUS ACCESS ROAD AND/OR FIRE LANE, PUBLIC OR PRIVATE SHALL BE NOT LESS THAN 45 FEET OUTSIDE THE RADIUS AND 22 FEET INSIDE RADIUS.
- A FIRE APPARATUS 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. (SEE EXCEPTIONS IN UFG 04, SECTION 902.2).
- 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 TURNAROUND AREA. SEE ORDINANCE #3844.
- ACCESS ROADS SHALL BE MARKED BY PLACING APPROVED SIGNS AT THE START AND END OF THE DESIGNATED FIRE LANE, AND WITH SIGNS AT INTERVALS OF 100 FT. ALONG ALL FIRE LANES. SIGNS TO BE PLACED ON BOTH SIDES OF AN ACCESS ROAD IF NEEDED TO PREVENT PARKING ON EITHER SIDE. SIGNS TO BE INSTALLED BETWEEN 8 AND 10 FT. ABOVE ROADWAY LEVEL. CURBS OR CEMENT ALONG FIRE LANE SHALL BE PAINTED WITH RED WEATHER RESISTANT PAINT IN ADDITION TO SIGNS.
- 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.

LAS VEGAS VALLEY WATER DISTRICT STANDARD NOTES

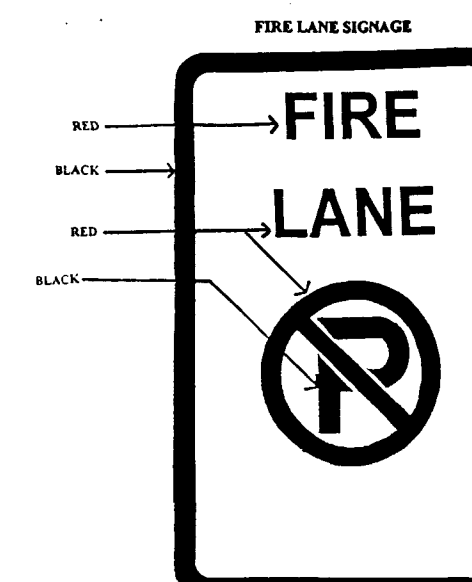
- NO WORK SHALL BEGIN UNTIL THE WATER PLANS HAVE BEEN RELEASED FOR CONSTRUCTION BY THE LVWD. FOLLOWING WATER PLAN APPROVAL, 48 HOURS NOTICE SHALL BE GIVEN TO THE LVWD COMMUNICATIONS SUPPORT CENTER (258-7171) PRIOR TO THE START OF CONSTRUCTION. NOTICE MUST BE GIVEN BY 2:00 PM THE BUSINESS DAY PRIOR TO A LVWD INSPECTION.
- ALL WORK SHALL CONFORM TO LVWD STANDARD PLATES, DRAWINGS, AND SPECIFICATIONS AND THE UNIFORM DESIGN AND CONSTRUCTION STANDARDS FOR WATER DISTRIBUTION SYSTEMS (UDACS), LATEST EDITION.
- ALL WORK, EXCEPT AS MODIFIED BY THESE PLANS OR BY NOTE 2, SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT DRAFT OR EDITION OF THE UNIFORM STANDARDS SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION OFFSITE IMPROVEMENT, CLARK COUNTY AREA.
- A SINGLE PIPE MATERIAL SHALL BE USED THROUGHOUT THE PROJECT UNLESS OTHERWISE APPROVED BY THE LVWD.
- ALL SERVICE LATERALS TWO (2) INCHES IN DIAMETER AND SMALLER SHALL BE COPPER TUBING WITH LVWD APPROVED SERVICE SADDLES.
- ALL WATER METER BOXES SHALL BE LOCATED OUTSIDE OF DRIVEWAY AREAS.
- ALL VALVES SHALL BE LOCATED OUTSIDE OF DRIVEWAYS, VALLEY AND CURB OUTTERS.
- THE FOLLOWING REQUIREMENTS MUST BE MET IN THE EVENT A WATER LINE AND SANITARY OR STORM SEWER LINE CROSS:

A MINIMUM EIGHTEEN (18) INCH VERTICAL SEPARATION (OUTSIDE TO OUTSIDE) MUST BE MAINTAINED WHEN THE WATER LINE IS INSTALLED OVER THE SANITARY OR STORM SEWER LINE. IF THE VERTICAL SEPARATION CANNOT BE MAINTAINED OR THE WATER LINE MUST BE PLACED UNDER THE SANITARY OR STORM SEWER LINE, THE SANITARY OR STORM SEWER LINE MUST BE CONSTRUCTED WITH ONE OF THE FOLLOWING OR, AS SHOWN ON THESE PLANS:
A. POTABLE WATER SUPPLY QUALITY MATERIAL,
B. ENCASUREMENT, WITH FOUR (4) INCH CONCRETE (MINIMUM)
C. SLEEVE WITH POTABLE WATER SUPPLY QUALITY PIPE.

 EACH PROVISION MUST BE EXTEND ALONG THE SANITARY OR STORM SEWER, ON EITHER SIDE OF THE MAIN, A MINIMUM 10 FOOT DISTANCE PERPENDICULAR TO THE WATER MAIN EXTERIOR.
- WARNING TAPE SHALL BE REQUIRED OVER ALL MAINS, ALL SIX (6) INCH DIAMETER AND LARGER SERVICE LATERALS, AND ANY SERVICE LATERAL NOT INSTALLED PERPENDICULAR TO THE MAIN IN ACCORDANCE WITH STANDARD PLATE NO. 27.
- ALL WATER FACILITIES SHALL BE FILLED, DISINFECTED, PRESSURE TESTED, FLUSHED, FILLED AND AN ACCEPTABLE WATER SAMPLE OBTAINED, PRIOR TO CONNECTION TO THE LVWD'S DISTRIBUTION SYSTEM.
- THE CONTRACTORS MUST OBTAIN ALL METERS TWO (2) INCHES AND SMALLER FROM LVWD CENTRAL STORES. TELEPHONE 258-3152 FORTY-EIGHT (48) HOURS PRIOR TO PICKUP.
- CONSTRUCTION MAY INTERRUPT SERVICE, WITH LVWD APPROVAL AND PROPER NOTIFICATION, BETWEEN THE HOURS OF 10 PM AND 8 AM, SUNDAY THROUGH THURSDAY. CIRCUMSTANCES MAY REQUIRE TEMPORARY SERVICE FEEDS BE INSTALLED, WITHOUT LVWD REIMBURSEMENT, ANY TEMPORARY SERVICE FEEDS MUST HAVE PRIOR LVWD APPROVAL.
- ALL WATER FACILITY CONSTRUCTION MATERIALS USED MUST BE LISTED ON THE LVWD'S PRE-APPROVED MATERIALS AND MANUFACTURERS LISTING FOR NEW FACILITIES, LATEST REVISION, OR SPECIFICALLY APPROVED ON THESE PLANS.

C.L.V. FIRE FLOW REQUIREMENT IS 1500 GPM
@ 20 PSI RESIDUAL BASED ON:

SQUARE FOOTAGE 18,887 SQ. FT.
LARGEST AREA BETWEEN SEPARATION WALLS N/A
HEIGHT 25' - SINGLE STORY
TYPE OF CONSTRUCTION III-N
EXPOSURES NONE
SPRINKLER SYSTEM YES
OCCUPANCY B, S1
ROOF CONSTRUCTION WOOD TRUSS / COMP



Minimum Specifications of "The Parking Fire Lane Sign"
Size: 1' wide x 1 1/2' high or 2' wide x 2 1/2' high as required
Color: Red and black on white background (see above example)
Symbol: Red and black on white background (see above example)
Height: To be installed not less than 6'0" (6'0" for use where there are 10'0" from Street Ground Level

CITY OF LAS VEGAS GENERAL NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL BE DONE 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, AND OTHER APPLICABLE APPROVED STANDARDS 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 SEARCH 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 AT THE EXPENSE OF THE CONTRACTOR.
- ALL CONSTRUCTION SHALL BE AS SHOWN ON THESE PLANS, ANY ALTERATIONS SHALL HAVE 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. @ 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 JOISTS REQUIRED, MAXIMUM EVERY 300' IN EXTRUDED TYPE CURBS.
- AS PAYMENT TO BE 1/2" ABOVE LIP OF ALL GUTTER & VALLEY GUTTER AFTER COMPACTION, EXCEPT AT RAINDROP RAMPS.
- APPLY FOG SEAL ONLY AFTER ALL CORRECTIONS AND ADJUSTMENTS HAVE BEEN MADE.
- CURB AND 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 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 SAID CONSTRUCTION. EXTENT OF TRANSITIONS TO BE 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 THE SOILS ENGINEER AND APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
- EXACT LOCATION OF ALL SAVOUT 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. 225.550.
- UTILITY COMPANY METER BOXES, MANHOLE LIDS, VALVE COVERS, ETC. SHALL BE LOCATED OUT OF DRIVEWAYS, DRIVEWAY APRONS, FLOWLINES, AND VALLEY GUTTERS UNLESS WRITTEN APPROVAL IS GRANTED BY THE UTILITY COMPANY AND THE 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 LAYMENT OF ASPHALT ON CITY STREETS.

SHEET INDEX

- COVER SHEET
- GRADING & UTILITY PLAN
- SITE DIMENSION PLAN

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.

APPROVALS

[Signature] 7-3-97
CLV CITY ENGINEER
DENNIS ANDERSON, P.E. DATE

[Signature] 2-3-97
CLV FIRE DEPARTMENT
DATE

[Signature] 3/10/97
LAS VEGAS VALLEY WATER DISTRICT
DATE

DEVIATIONS FROM STDS. - MOD. SWK. RAMP - PER NDOT DWG. R-5.11.5

DATE	REVISIONS	APPV'D
4-30-97	Misc. CLV ADDITIONS	EMS

COVER SHEET

EMS ENGINEERING
5160 S. EASTERN AVE. - SUITE #F
LAS VEGAS - NEVADA 89119
EST. 1983 (702) 739-7211

SCALE	HOR.	DRAWING NO.
	VERT.	
PROJECT NO. 9608		C-1
APN 138-15-410-011		SHT. 1 OF 3

107-V2687

