

PROFESSIONAL PLAZA OFFICE COMPLEX

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; 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 WERE 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 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 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 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-NEVADA, INC. DATED: JANUARY 3, 1996 AND APPROVED BY THE CITY ENGINEER, AND AS SHOWN ON THESE PLANS.
- EXACT LOCATION OF ALL SAWCUT LINES SHALL BE DETERMINED IN THE FIELD BY A CITY 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:
 - 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 CITY BUILDING DEPARTMENT.
- ASPHALT MIX DESIGN MUST BE SUBMITTED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE PLACEMENT OF ASPHALT ON CITY STREETS.
- ALL OFF-SITE IMPROVEMENT CONSTRUCTION SHALL CONFORM TO THE UNIFORM STANDARD SPECIFICATIONS AND IMPROVEMENT DRAWINGS, LATEST REVISION.

SHEET INDEX

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LEGAL DESCRIPTION

BEING A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 20 S, RANGE 60 E, MDM.

BASIS OF BEARING

THE BASIS OF BEARING IS THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 22, TOWNSHIP 20 SOUTH, RANGE 60 EAST, M.D.M. WHICH BEARS NORTH 89°46'53" WEST AS SHOWN BY MAP IN THE OFFICE OF THE CLARK COUNTY, NEVADA RECORDER IN FILE 61 OF PARCEL MAPS ON PAGE 75.

BENCHMARK

N.A.V.D. OF 1988

CITY OF LAS VEGAS BENCHMARK NO. 22, STATION 0LV00-22E6. RIVET AND PLATE IN TOP OF CURB, ON LAKE MEAD BLVD. 400' WEST OF ROCK SPRINGS DR. NORTH CURB LINE.

ELEVATION = 721.9141 METERS

ELEVATION = 2368.479 U.S. SURVEY FEET(N.A.V.D. OF 1988).

METERS X $\left(\frac{-3937}{1200}\right)$ = U.S. SURVEY FEET(N.A.V.D. OF 1988).

- THE ELEVATIONS SHOWN HEREON ARE BASED ON U.S. SURVEY FEET(N.A.V.D. OF 1988).

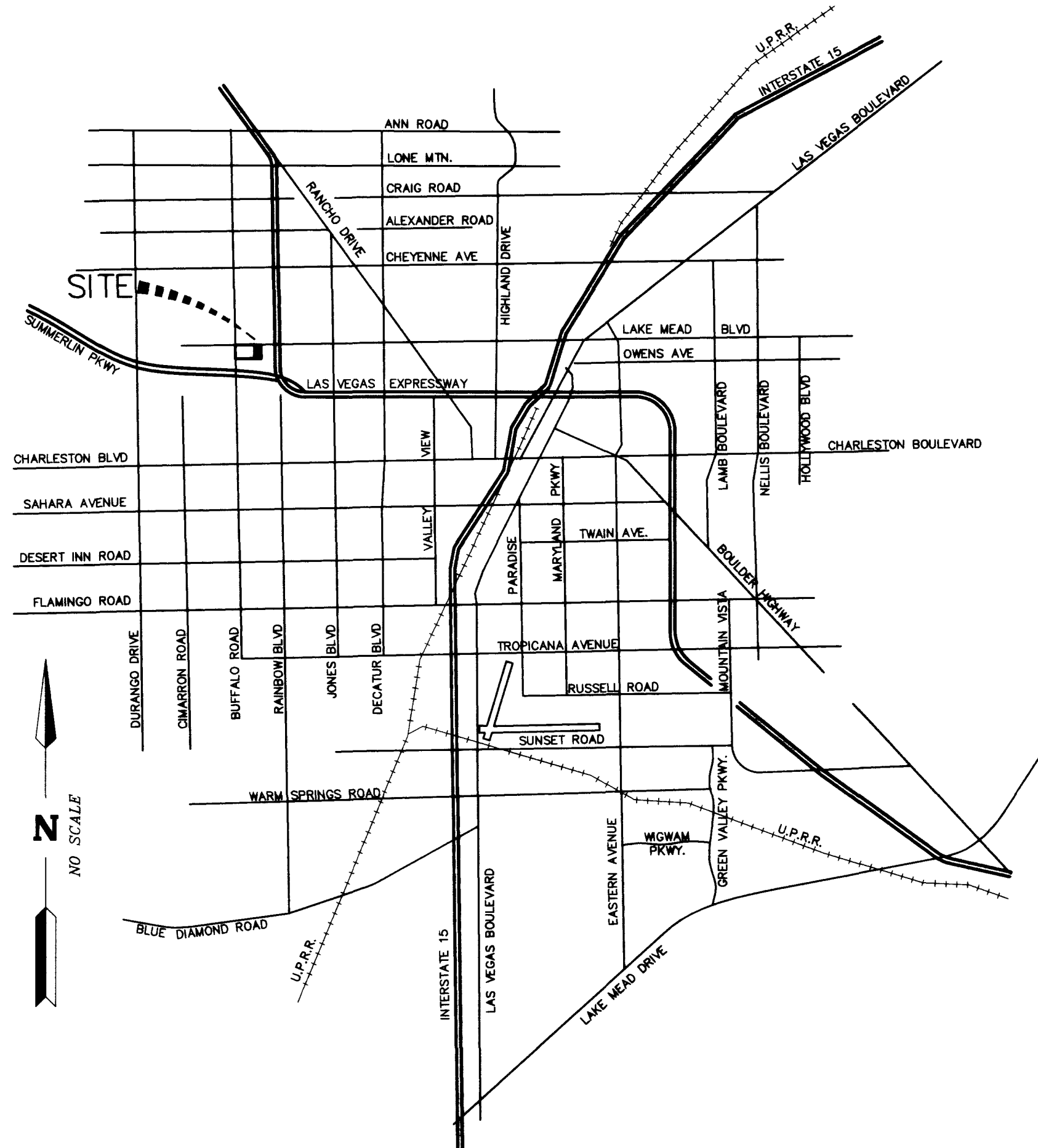
APPROVALS:

NOT APPLICABLE	7-2-97
LAS VEGAS VALLEY WATER DISTRICT	DATE
<i>[Signature]</i>	7/6/97
SPRINT	DATE
NOT APPLICABLE (SEE APPROVED BUFFALO)	7-2-97
SOUTHWEST GAS CORPORATION	DATE
<i>[Signature]</i>	7/3/97
NEVADA POWER COMPANY	DATE

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.

[Signature] 7/31/97
CITY OF LAS VEGAS ENGINEER DATE

VICINITY MAP



DEVIATION FROM STDS.

- NONE

OWNER/DEVELOPER

GREAT AMERICAN HOMES
3160 SO. VALLEY VIEW, SUITE 205
LAS VEGAS, NV 89102
(702) 253-5751

OFFSITE IMPROVEMENTS PUBLIC

ALL OFFSITE IMPROVEMENTS FOR PROFESSIONAL PLAZA TO BE CONSTRUCTED AS PART OF THE "APPROVED" BUFFALO COMMERCIAL PROJECT WITH THE EXCEPTION OF THE MEDIAN ISLAND MODIFICATION

DESCRIPTION	UNIT	QUANTITY
REMOVE EXISTING MEDIAN "TACK ON" CURB	LF	175
INSTALL NEW "TACK ON" CURB	LF	260
INSTALL TRAFFIC CONTROL SIGN	EA	3

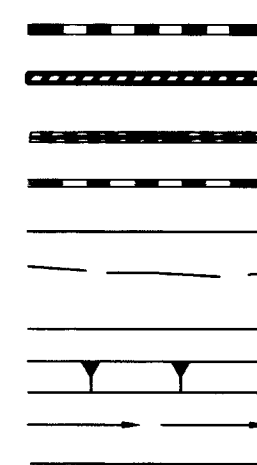
ONSITE IMPROVEMENTS PUBLIC

DESCRIPTION	UNIT	QUANTITY
24" RCP STORM DRAIN (PUBLIC)	LF	362
72"x72"x48" SDI DROP INLET WITH STEEL GRATE (PUBLIC)	EA	1

ONSITE IMPROVEMENTS PRIVATE

DESCRIPTION	UNIT	QUANTITY
4" CONCRETE SIDEWALK	SF	7,000 LF
"L" TYPE CURB	LF	1700 LF
"A" TYPE CURB	LF	3500 LF
24" VALLEY GUTTER	LF	265 LF
RETAINING WALL	LF	950 LF
6" TYPE II AGGREGATE BASE	CY	2,200 CY
2" ASPHALT CONCRETE PAVING	SY	13,310 SY

LEGEND



EOP
FF
FG
FL
TC
TOG
99.9

BLOCK WALL(NEW)
REINFORCED CONCRETE FLOOD WALL
WROUGHT IRON FLOOD FENCE
EXIST. BLOCK WALL
EXISTING IMPROVEMENTS
INTERMEDIATE CONTOUR
INDEX CONTOUR
SCARP
SWALE
SETBACK LINE
EDGE OF PAVEMENT
FINISHED FLOOR
FINISH GRADE
FLOW LINE
TOP OF CURB
TOP OF GRATE
PAD GRADE

NOTICE!

EXISTING UTILITIES ARE SHOWN ON PLANS FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE ENGINEER BEARS NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR SHOWN INCORRECTLY.

Call BEFORE YOU Dig

1-800-227-2600
UNDERGROUND SERVICE (USA)

DRAWING NO.: 610505

PROJECT	PROFESSIONAL PLAZA
TITLE	COVER SHEET
JOB NO.:	610505
NAME:	SFC
DATE:	04-17-97
SCALE:	NONE
PAGE:	1
OF:	6

REVISION

DATE	BY	APPROVED

SUBMITTED BY:

[Signature]

ENGINEER

CLARK COUNTY AREA, NEVADA

REGISTERED PROFESSIONAL ENGINEER

EDWARD J. S. JONES

NO. 10,000,000, Las Vegas, NV 89107

Telephone: (702) 877-1500

647-4871