

WALLPAPER WAREHOUSE
(A COMERCIAL DEVELOPMENT)
IMPROVEMENT PLANS
CITY OF LAS VEGAS, STATE OF NEVADA

ABBREVIATIONS

BLDG.	BUILDING
CLV	CITY OF LAS VEGAS
C.M.U	CONCRETE MASONARY UNIT
D.I	DROP INLET
EXIST.	EXISTING
FG	FINISH FLOOR
FL	FLOWLINE
HC	HANDICAP PARKING
HORIZ.	HORIZONTAL
I.E	INVERT ELEVATION
MAX.	MAXIMUM
MIN.	MINIMUM
R/W	RIGHT OF WAY
STA.	STATION
SHT.	SHEET
STD.	STANDARD
ST. LT.	STREET LIGHT
SW	SIDE WALK
TP.	TYPICAL
TC	TOP OF CURB
TMH	TOP OF MANHOLE
TW	TOP OF WALL
USD	UNIFORM STANDARD DRAWING
S/O	SHUT OFF VALVE

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, 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 THESE 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 1/2" ABOVE LIP OF ALL GUTTERS AFTER COMPACTION, EXCEPT AT HANDICAP 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 OR 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 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 DISTRIBUTED SHALL BE REPLACED AND ADJUSTED PER AVAILABLE RECORDS IN ACCORDANCE WITH N.E.S. STATUTE NO. 225.550.
- 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:
A. ALL WALLS, NEW OR EXISTING, ARE 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.

NOTES:
ALL UTILITIES SHOWN ARE BELIEVED TO BE ACCURATELY LOCATED. BUT THE ACCURACY AND COMPLETENESS OF UTILITY INFORMATION IS NOT GUARANTEED. FOR EXACT LOCATION OF ANY UTILITY SEE THE APPROPRIATE UTILITY OR GOVERNMENTAL AGENCY.

DEVIATION FROM STANDARDS
NONE

LEGEND

	DETAIL/SECTION IDENTIFICATION
	LETTER OR NUMBER
	NEW CONCRETE
	EXISTING PAVEMENT TO BE REMOVED
	NEW A/C PAVEMENT
	EXISTING SANITARY SEWER LINE
	STREET CENTERLINE
	EXISTING GAS LINE
	EXISTING WATER LINE
	EXISTING TELEPHONE LINE
	EXISTING PAVEMENT
	PROPERTY/RIGHT OF WAY LINE
	EXISTING CONTOUR
	EXISTING MANHOLE
	EXISTING WATER VALVE
	EXISTING TELEPHONE MANHOLE
	EXISTING SEWER CLEAN OUT
	EXISTING FIRE HYDRANT
	EXISTING SIGN
	EXISTING ELEVATION
	NEW ELEVATION
	PROPOSED CONTOUR
	NEW STREET LIGHT, 250 WATTS HP5
	NEW STREET LIGHT, 100 WATTS HP5
	FLOW LINE
	CHAIN-LINK FENCE

DRAWING INDEX

SHEET NO.

- 1 ----- TITLE SHEET
2 ----- GEOMETRIC PLAN
3 ----- GRADING PLAN
4 ----- UTILITY PLAN

DEVELOPER:

JIM SAXTON INC.
dba. JIM SAXTON DEVELOPMENT
5420 W. SAHARA, SUITE 201
LAS VEGAS, NV 89102
TELEPHONE (702)221-1111

BENCHMARK

NO. 1C00-345566
NORTHEAST CORNER OF RAINBOW & CHARLESTON
2x2 ALUMINUM PLATE AT P.C. AT T.C.
ELEVATION = 2399.60

BASIS OF BEARING

SOUTHLINE OF THE METROPOLITANS ALTA MEADOWS UNITS NO.3
SUBDIVISION, RECORDED IN BOOK 31, PAGE 39 OF PLATS. (S09°41'08")

DUTY TO INDEMNIFY. THE CONTRACTOR SHALL DEFEND, INDEMNIFY, KEEP AND SAVE HARMLESS THE CITY, COUNTY, OWNER AND ENGINEER AND THEIR RESPECTIVE BOARD MEMBERS, REPRESENTATIVES, AGENTS AND EMPLOYEES, IN BOTH INDIVIDUAL AND OFFICIAL CAPACITIES, AGAINST ALL SUITS, CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, CAUSED BY, GROWING OUT OF, OR INCIDENTAL TO, THE PERFORMANCE OF THE WORK UNDER THE CONTRACT BY THE CONTRACTOR OR ITS SUBCONTRACTORS TO THE FULL EXTENT AS ALLOWED BY THE LAWS OF THE STATE OF NEVADA, AND NOT BEYOND ANY EXTENT WHICH WOULD RENDER THESE PROVISIONS VOID OR UNENFORCEABLE. THIS OBLIGATION INCLUDES BUT IS NOT LIMITED TO, THE NEVADA LAWS REGARDING CIVIL WORK, STRUCTURAL WORK AND REGARDING THE PROTECTION OF ADJACENT LANDOWNERS. IN THE EVENT OF ANY SUCH INJURY (INCLUDING DEATH) OR LOSS OR DAMAGE, OR CLAIMS THEREFORE, THE CONTRACTOR SHALL GIVE PROMPT NOTICE TO THE OWNER.

APPROVAL

CITY OF LAS VEGAS - CITY ENGINEER
DENNIS ANDERSON, P.E.

9.27.94
DATE

I CERTIFY THAT THIS GRADING PLAN IS IN CONFORMANCE WITH APPROVED DRAINAGE STUDY ON FILE AT THE CITY OF LAS VEGAS FOR THIS PROJECT.

LCI CORPORATION
KHOSRO POURGHARHEMAN R.C.E.

DATE
NO. 7741

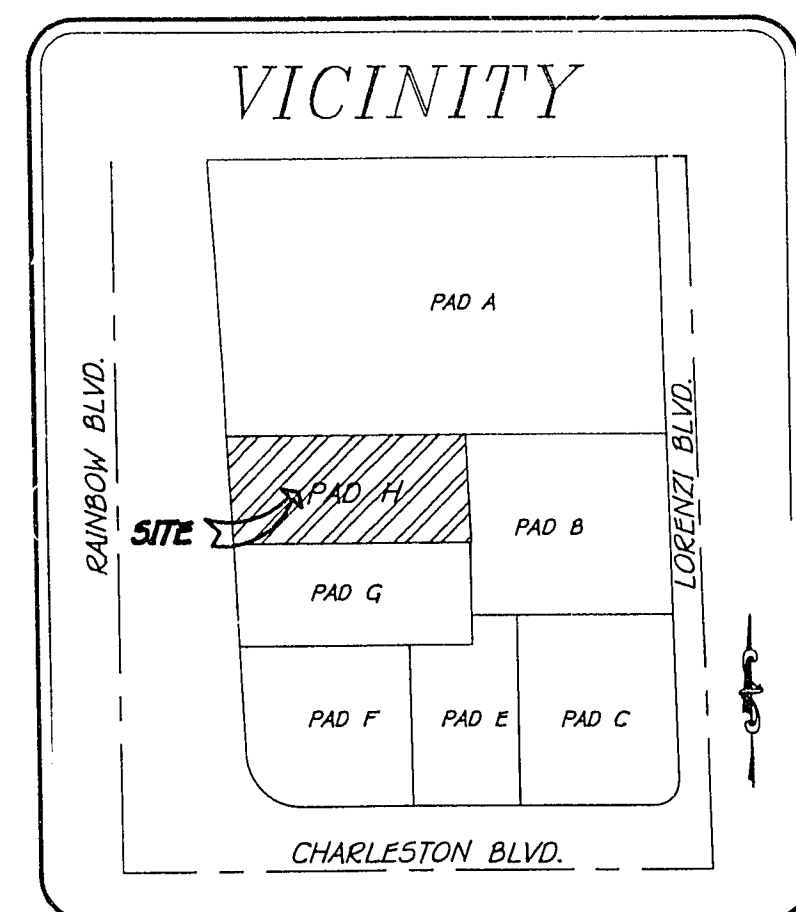
REVISIONS
Project No. 94-801
Project No. N5
Location
Designed by N5
Drawn by N5
Date 3/94

TITLE SHEET
WALLPAPER WAREHOUSE
CITY OF LAS VEGAS, NEVADA

3160 S. JONES BLVD. LAS VEGAS NV, 89103 (702) 362-5014	4164 11th Street N. Ste. "A" Fairdale, California 95511 (905) 444-1161	4204 Stockdale Hwy., Ste. 114 San Francisco, California 94504 (415) 522-1822
LCI Corporation Engineering Architecture Planning Surveying		
Project No. 94-801		
1 of 4		

107-V2263

19-2-68



AVOID CUTTING UTILITY LINES
IT'S COSTLY

CALL
before you
dig.

1-800-227-2600