CITY OF LAS VEGAS GENERAL NOTES

1. 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".

2. 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.

3. 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 Construction Project Representative or owning utility company at the expense of the Contractor.

4. All construction shall be as shown on these plans, any revisions shall have the prior written approval of the Construction Project Representative.

5. 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 Construction Services Section prior to use on the project.

6. Permits are required for any work in the public right of way. The Contractor shall secure all permits and inspections required for this construction.

7. Expansion joints required, maximum every 300' in extruded type curb.

8. AC pavement to be 1\2" above lip of all gutters after compaction, exept at sidewalk ramps.

9. Apply fog seal only after all corrections and adjustments have been made.

10. 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.

11. 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 the Construction Project Representative.

12. 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 the Construction Project Representative.

13. All grading work shall conform to the soils report as prepared by the soils engineer and approved by the Construction Project Representative and as shown on these plans.

14. Exact location of all sawcut lines may be determined in the field by the Construction Project Representative if location on plans are not clearly shown, or existing pavement condition requires relocation.

15. 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.

16. 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 Construction Project Representative.

17. Wall Notes:
    a. All walls, new or existing, are only shown for the purpose of grading relationships.
    b. The structural and architectural design of all walls (retaining or non-retaining) must be approved by the CLV Planning & Develpment Department.

18. Asphalt mix design must be submitted and approved by the Construction Services Section prior to the placement of asphalt on City streets.

CLV FIRE DEPARTMENT NOTES

1. All work shall be done in strict accordance with the City of Las Vegas Fire Department "Hydrant Specifications", "Hydrant Installation Specifications" and ordinance #3944.

2. Authorized hydrants for this project are:

   A. Kennedy Guardian
   B. Mueller A-423 Centurian
   C. Clow Model 2546 Medallion

3. On any new home or building installation, accessible fire hydrants shall be installed before combustible construction commences and said fire hydrants shall be in good working order with an adequate water supply.

4. Contractor shall place a blue reflective marker at centerline of street adjacent to fire hydrant as required in ordinance #3944 to identify fire hydrant locations.

5. 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.

6. Painting of the curbs and hydrant and any work necessary for protection of hydrants from physical damage per ordinance #3944 shall be completed before approval by the City of Las Vegas fire department.

7. 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.

8. Private fire hydrants shall be painted red.

9. A flow test must be witnessed by the Fire Department prior to occupancy for verification of required on-site water supply.

10. All on-site fire main materials must be U.L. listed and A.W.W.A. approved.

11. Fire hydrant spacing:

    Residential - 500 feet unsprinklered, 1000 feet sprinklered
    Commercial, including multi-family - 300 feet unsprinklered, 600 feet sprinklered.

12. 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 foot spacing to provide for transportation hazards.

13. 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.

14. No fire hydrant shall be located within 6 feet of any curb return, driveway, power pole, street light or any other obstruction.

15. Two sources of supply are required whenever there are 4 or more fire hydrants installed on a single system.

16. Not more than 2 hydrants can be out of service due to a single main break.

17. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet provided no parking is allowed, not less than 28 feet if parallel parking is allowed on one side, and not less than 36 feet if parallel parking is allowed on both sides. Vertical clearance shall be not less than13 feet 6 inches.

18. The turning radius for any fire apparatus access road and / or fire lane, public or private shall be not less than 45 feet outside radius and 22 feet inside radius.

19. 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 exception in UFC 94, Section 902.2).

20. 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 #3944.

21. Access roads shall be marked by placing approved signs at the start of the designated fire lane, one sign at the end of the fire lane and with signs at intervals of 100 feet along all designated fire lanes. Signs to be placed on both sides of an access roadway if needed to prevent parking on either side. Signs to be installed no higher than 10 feet or less than 6 feet from roadway level. The curbs along or on the pavement or cement if curb is not present, shall be painted with a red weather resistant paint in addition to the signs.

22. 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 GENERAL NOTES

1. No work shall begin until the water plans have been released for construction by the LVVWD. Following water plan approval, 48 hour notice shall be given to the LVVWD Communication Support Center (258-7171) prior to the start of construction. Notice must be given by 2:00 p.m. the business day prior to a LVVWD inspection.

2. All work shall conform to the LVVWD's Standard Plates, Drawings, and Specifications and the Uniform Design and Construction Standards for Water Distribution Systems (UDACS), latest edition.

3. 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 Standard Specifications for Public Works Construction Offsite Improvement, Clark County Area.

4. A single pipe material shall be used throughout the project unless otherwise approved by the LVVWD.

5. All services laterals two (2) inches in diameter and smaller shall be copper tubing with LVVWD approved services saddles.

6. All water meter boxes shall be located outside of driveway areas.

7. All valves shall be located outside of driveways, valley and curb gutters.

8. 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

   c. Sleeving with potable water supply quality pipe.

   Each provision must extend along the sanitary or storm sewer, on either side of the main, a minimum 10 foot distance perpendicular to water main exterior.

9. 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.

10. All water facilities shall be filled, disinfected, pressure tested, flushed, filled and an acceptable water sample obtained, prior to connection to the LVVWD's distribution system.

11. The contractor must obtain all meters two (2) inches and smaller from LVVWD Central Stores. Telephone 258-3152 forty-eight (48) hours prior to pickup.

12. Construction may interrupt service, with LVVWD approval and proper notification, between the hours of 10 PM and 6 AM, Sunday through Thursday. Circumstances may require temporary service feeds be installed, without LVVWD reimbursement. Any temporary service feed must have prior LVVWD approval.

13. All water facility construction materials used must be as listed on the LVVWD's Pre-Approved Materials and Manufacturers Listing for New Facilities, latest revision, or specifically approved on these plans.

OTHER GENERAL NOTES

1. Topographic survey of existing site conditions prepared by:

   Development Services of Nevada, Inc.
   4270 S. Decatur Suite A-10-A
   Las Vegas, NV 89103
   702/247-8606

2. A Geotechnical Site Report for the project site has been prepared. This report is available at the Department of Public Works, Office of Architectural Services for inspection by the contractor and gives general information on soils borings, etc. Recommendations from this report have been incorporated into the Contract Documents.

3. 48 hours prior to start of construction the contractor shall contact:

   Las Vegas Valley Water District 702/870-2011
   Nevada Power Company 800/227-2600
   Central Telephone Company 800/227-2600
   Southwest Gas Company 702/876-7220

4. Approximate locations of underground utilities shown on the drawings were obtained from Development Services of Nevada. Neither the City, Civil Engineer, Architect, nor the Landscape Architect assumes responsibility for utilities or structures not shown or not in the location shown on the drawings. Contractor shall verify the exact location of utilities prior to construction (CALL BEFORE YOU DIG). The Contractor's responsibility regarding utilities shall be as required under Section 107.17 of the Uniform Standard Specifications for Clark County area, Nevada and as provided in the specifications.

5. The Contractor shall take all precautionary measures necessary to protect existing improvements from damage and all such improvements or structures damaged by the Contractor's operations shall be repaired or reconstructed satisfactory to the Construction Project Representative at the expense of the Contractor. Contractor is to conform new grades around existing vaults and boxes.

6. The Contractor shall take all precautionary measures necessary when working around existing overhead high-tension power lines and poles along US 95. Contractor shall call Nevada Power, Spring Valley District at 702- 558-4700 before operating cranes or other heavy equipement under these overhead power lines.

7. Staging areas are to be coordinated with the Construction Project Representative.

8. Contractor shall verify all quantities and is responsible for installing items as shown on the Drawings regardless of discrepancies with written quantities.

LAYOUT NOTES:

9. The Contractor shall layout and stake work to be constructed in the field, determine both horizontal and vertical controls for the work and verify conformance with Contract Documents. Notify the Construction Project Representative of discrepan- cies between staking and Contract Documents before starting work. Installing work when there is an unresolved conflict on the drawings may result in the Contractor being required to remove and reinstall the work at the Contractor's expense.

10. Reference to north refers to true north. Reference to scale is for full-sized drawings only. Do not scale from reduced drawings.

11. Noted dimensions take precedence over scales shown on drawings.

12. Notes and details on specific drawings take precedence over general notes and typical details.

13. All dimensions are from back of curb, face of wall or building or to centerline of walks and trees unless otherwise noted. Dimensions called out as 'equal' are equidistant measurements to designated dimension lines. Dimensions are perpendicular to reference line, work line, face of building, face of wall, back of curb, or centerline.

14. Angles shall be 90 degrees and lines of paving shall be parallel unless noted otherwise. Maintain horizontal alignment of adjacent elements as noted on drawings.

15. Hold tops of walls level unless noted otherwise.

16. Under paved areas within the park, sleeves and conduits shall be installed 18" below finish grade and shall extend 18" beyond back of curbs, walls and paving, unless otherwise dimensioned. See irrigation, site electrical and utility drawings.

17. New contours shown on the Drawings represent finish grade with topsoil in place.

18. Refer to additional notes on the civil, landscape grading, layout, electrical, planting and irrigation Drawings.

DEMOLITION:

19. A separate demolition plan has not been prepared for this project. Refer to the park landscape layout plans and other plans in the set for information on items to be removed and/or demolished.

20. Remove all rubble from existing site prior to grading procedure. Broken concrete or gravel can be buried in site mounds if more than 3' from surface. Asphalt, organic debris, and other rubble is to be removed from the site and disposed of at the Contractor's expense.

21. Remove all shrubs, trees and other organic matter unless designated on the plans to stay. Removal includes main root masses of shrubs and trees within the park.

EARTHWORK:

22. GENERAL: Import material and on-site material will be used to achieve new grades shown on the drawings. See Section 02200 for description of materials and grading techniques.

23. 3/8" MINUS TOPSOIL: Provide 3/8" minus topsoil for all turf areas shown on drawings. Turf areas shall receive 3/8" minus topsoil at a minimum depth of 4". Scarify subgrade to a minimum depth of 7" before placing topsoil. Remove surface rocks larger than 1" dia. before placing topsoil in turf areas. Submit sample, soils report and source to the Construction Project Representative for approval prior to ordering. See Specifications Section 02200 - Earthwork.

    3/8" Minus topsoil is not required in shrub planting beds.

    Soil for plant backfill shall be 1" minus screened soil from onsite or imported source. 3/8" minus topsoil may also be used for plant backfill at the Contractor's option and at no additional cost to Owner.

    Refer to the Project Manual, Section 02920 - Soil Preparation and Soil Mixes, for amendments to be added to turf and plant backfill. Note requirements for pre- senting bills of ladening for all deliveries to the Construction Project Representative.

24. FINISH GRADING: Obtain Construction Project Representative's approval of rough grading before placing topsoil. Level topsoil to eliminate water pockets and maintain indicated cross slopes and drainage swales. Compact to 80% max. compaction in planted areas. Slope graded surfaces to drain water away from structures, walls, etc. Hold finish grade in turf areas 1 1/2" below top of adjacent pavements, curbs, or headers. Tops and toes of slopes shall be rounded to produce a gradual and natural appearing transition between relatively level areas and slopes.

25. DRAINAGE: Contractor is required to provide positive drainage away from all structures and walls. Consult with Construction Project Representative prior to finish grading if there are any questions about how to grade.

PLANTING:

26. Verify location of all vaults, electrical duct banks, manholes, conduit and piping, drainage structures and other utilities on the appropriate engineering drawings prior to construction of landscape work.

27. Provide matching sizes and forms of like tree species as shown on drawings. See Specifications Section 02950 - Trees, Shrubs & Groundcovers for approval of trees prior to delivery on-site. Align trees as shown on drawings and adjust spacing as necessary, subject to approval by the Construction Project Representative.

28. Provide matching sizes and forms of like shrub species as shown on drawings. Triangular space equally in rows, unless otherwise shown on drawings.

29. Maintain a neat 2' dia. circle, clear of vegetation around trees planted in turf areas.

30. After fine grading, tree locations are to be painted in the field and approved by the Construction Project Representative prior to installing.

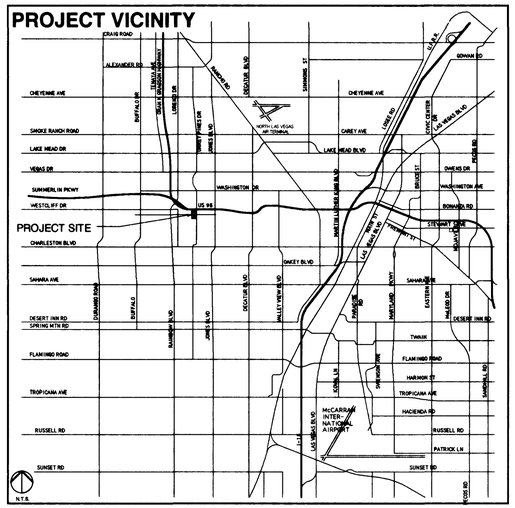
SIGNS

31. The Construction Project Representative will supply reduced copy of text for park rules signs to Contractor. Contractor will supply a 1/2 full-size, scaled template of final layout for each sign for the Construction Project Representative's approval.

GRAVEL MULCH:

32. Gravel mulch is to be 1/2" minus "Mojave Gold" available from Kalamazoo Materials, Tucson, AZ (502) 575-9602 or (702) 286-8813, or approved equal.

PROJECT VICINITY



ABBREVIATIONS

ALN	ALIGN
℄	PROPERTY LINE
BOC	BACK OF CURB
℄	CENTERLINE
CLV	CITY OF LAS VEGAS
CMU	CONCRETE MASONRY UNIT
CONT	CONTINUOUS
EA	EACH
EJ	EXPANSION JOINT
EOP	EDGE OF PAVEMENT
EQ	EQUAL
FG	FINISH GRADE
FL	FLOW LINE
GRD BRK	GRADE BREAK
HP	HIGH POINT
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
R	RADIUS
SHT	SHEET
SJ	SCORE JOINT
SIM	SIMILAR
STA	STATION
TC	TOP OF CURB
TSW	TOP OF SIDEWALK
TW	TOP OF WALL
TYP	TYPICAL

LEGEND

- CENTER LINE
- 21 EXISTING CONTOUR
- 21 PROPOSED CONTOUR
- EXISTING HYDRANT
- EXISTING PARKING LOT LIGHTING
- OH / PP EXISTING POWER POLE & OVERHEAD POWER LINE
- EXISTING STREETLIGHT

DEVIATIONS FROM STANDARDS

NONE

LIST OF DRAWINGS

Sheet No.	Drawing Title
1	Cover Sheet
2	General Notes, Abbreviations, & Legend
3	Equipment List
C-1	Parking Area Grading Plan
C-2	Hyde Street Plan & Profile
C-3	Park Master Utility Plan
C-4	Park Horizontal Control
C-5	Ballfield Grading Plan
C-6	Ballfield Master Utility Plan
C-7	Ballfield Horizontal Control Plan
L 1.1	Park Landscape Grading
L 1.2	Park Landscape Grading
L 1.3	Ballfield Landscape Grading
L 1.4	Ballfield Landscape Grading
ES-1	Electrical Legend
ES-2	Park Site Electrical Plan
ES-2AA	Park Site Electrical Plan - Add Alternates #1 & 2
ES-3	Ballfield Site Electrical Plan
ES-4	Electrical Details and Oneline Diagrams
ES-5	Nevada Power Company Drawing
ES-6	Sprint Centel Company Drawing
T-1	Electrical Street Lighting Plan
L 3.1	Park Landscape Layout
L 3.2	Park Landscape Layout
L 3.2AA	Add Alternate #1
L 3.3	Ballfield Landscape Layout
L 3.4	Ballfield Landscape Layout
L 3.5	Construction Details
L 3.6	Construction Details
L 3.7	Construction Details
L 3.8	Construction Details
L 4.1	Park Irrigation Plan
L 4.2	Park Irrigation Plan
L 4.2AA	Park Irrigation Plan - Add Alternate#1
L 4.3	Ballfield Irrigation Plan
L 4.4	Ballfield Irrigation Plan
L 4.5	Irrigation Details
L 4.6	Irrigation Details, Notes & Shedule
L 4.7	Ballfield Irrigation Demolition Plan
L 4.8	Ballfield Irrigation Demolition Plan
L 5.1	Park Planting Plan
L 5.2	Park Planting Plan
L 5.3	Ballfield Planting Plan
L 5.4	Ballfield Planting Plan
L 5.5	Plant List & Planting Details
	RESTROOM BUILDING ARCHITECTURAL PLANS - PARK (ADD ALTERNATE #1)
A 1	Floor Plan, Wall Legend, General Notes
A 2	Exterior Elevations
A 3	Building Sections
A 4	Wall Sections
A 5	Reflected Ceiling Plan
A 6	Roof Plan
A 7	Interior Elevations, Schedules
A 8	Miscellaneous Details
S 1	General Notes
S 2	Foundation Plan
S 3	Roof Framing Plan
S 4	Sections & Details
S 5	Sections & Details
S 6	Sections & Details
M 1	Ventilation Floor Plan
P 1	Symbols, Notes, Schedules
P 2	Soil, Waste and Vent Floor Plan
P 3	Domestic Water Floor Plan
EB 1	Electrical Floor Plan
	RESTROOM BUILDING ARCHITECTURAL PLANS - BALL FIELD
A 1	Floor Plan, Wall Legend, General Notes
A 2	Exterior Elevations
A 3	Building Sections
A 4	Wall Sections
A 5	Reflected Ceiling Plan
A 6	Roof Plan
A 7	Interior Elevations, Schedules
A 8	Miscellaneous Details
S 1	General Notes
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S 3	Roof Framing Plan
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S 5	Sections & Details
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P 3	Domestic Water Floor Plan
EB 1	Electrical Floor Plan

CA: 800-642-2444
CALL BEFORE YOU DIG
USA
UNDERGROUND SERVICE ALERT
NV: 800-227-2600

DATE
REVISIONS

SCALE (V)
SCALE (H)
W.A. #
DATE JULY, 1997
FLD. BK. #
DESIGN BY

GLANVILLE ASSOCIATES
LANDSCAPE ARCHITECTURE
29 MAGNOLIA AVE.
SAN ANSELMO, CA 94960
PH. 415453-9006

CITY OF LAS VEGAS NEVADA

DEPARTMENT OF PARKS & LEISURE ACTIVITIES

PROJECT: TORREY PINES PARK & BALL FIELD

SHEET: GENERAL NOTES, ABBREVIATIONS, & LEGEND

DRAWING NO. 2
650.41

2 / 83

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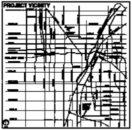
CITY OF LAS VEGAS GENERAL NOTES

CITY FIRE DEPARTMENT NOTES

LAS VEGAS VALLEY WATER DISTRICT GENERAL NOTES

OTHER GENERAL NOTES

PROJECT VICINITY



LIST OF DRAWINGS

ABBREVIATIONS

LEGEND

DEPARTMENT OF PARKS & LEISURE ACTIVITIES

GENERAL NOTES, ABBREVIATIONS, & LEGEND

TORREY PINES PARK & BALL FIELD

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