

SYMPHONY PARK



LAS VEGAS, NEVADA SCHEMATIC STREETScape DESIGN

ORIGINAL PACKAGE - JULY 6, 2007

FINAL PACKAGE - AUGUST 7, 2007

REVISED PACKAGE - JUNE 5, 2009

SYMPHONY  PARK

City of Las Vegas
Newland Communities

DESIGNWORKSHOP, INC.
KIMLEY-HORN & ASSOC.

GENERAL NOTES

1. BLOCK DEVELOPER IS RESPONSIBLE FOR THE IMPLEMENTATION OF ALL STREETSCAPE DESIGN SHOWN FROM BACK OF CURB TO BUILD-TO LINE, INCLUDING THE STREETLIGHTS WHICH MAY BE PROVIDED BY THE CITY OF LAS VEGAS DURING THE PUBLIC STREET CONSTRUCTION.
2. SCHEMATIC DESIGN HAS BEEN COMPLETED FOR ALL STREETSCAPES WITHIN THE SIXTY-ONE ACRE SYMPHONY PARK. SCHEMATIC DESIGN HAS BEEN COMPLETED IN ORDER TO ACCOMPLISH THE FOLLOWING OBJECTIVES:
- A. UPHOLD THE OVERALL VISION ESTABLISHED BY NEWLAND COMMUNITIES AND THE CITY OF LAS VEGAS TO DEVELOP A SUSTAINABLE URBAN COMMUNITY;
- B. ESTABLISH A UNIFIED AND CONTINUOUS STREETSCAPE LAYOUT, REGARDLESS OF PROJECT PHASING BY INDIVIDUAL DEVELOPERS;
- C. ESTABLISH A CONSISTENT LEVEL OF QUALITY THROUGHOUT THE DEVELOPMENT;
- D. ESTABLISH A CONSISTENT APPLICATION OF STREETSCAPE COMPONENTS AND FURNISHINGS.
3. SCHEMATIC DESIGN INCLUDES A NUMBER OF FIXED STREETSCAPE DESIGN DECISIONS THAT ARE REQUIRED BY ALL DEVELOPERS. THESE ITEMS ARE LISTED BELOW:
- A. GENERAL COMMITMENT TO SUSTAINABILITY INTENTIONS, AS DEFINED WITH THE SYMPHONY PARK DESIGN STANDARDS;
- B. DIMENSIONED LAYOUT OF PRIMARY STREETSCAPE COMPONENTS, INCLUDING TREES, LIGHTS AND PAVING MODULES;
- C. PAVEMENT MATERIALS AND FINISHES, INCLUDING CAST-IN-PLACE CONCRETE, CONCRETE UNIT PAVERS, STONE PAVERS AND SPECIALTY ASPHALT PAVING;
- D. STANDARD PEDESTRIAN HANDICAP RAMPS AS DEFINED WITHIN SYMPHONY PARK INFRASTRUCTURE DOCUMENTS PREPARED BY KIMLEY HORN;
- E. SPECIFIED STREET LIGHTS AND LOCATIONS AND SPECIFIED SIGNAL POLE AND LOCATIONS AS DEFINED WITHIN SYMPHONY PARK INFRASTRUCTURE DOCUMENTS PREPARED BY KIMLEY HORN;
- F. MINIMUM PERCENTAGES OF SPECIAL PAVING AS DEFINED WITH THE SYMPHONY PARK DESIGN STANDARDS;
- G. SITE FURNITURE AS SPECIFIED WITH OPPORTUNITIES FOR ART.
- H. DETAILED INTENT FOR LANDSCAPE PANELS, INCLUDING EDGE DESIGN;
- I. SPECIFIED SITE PEDESTRIAN LIGHTING;
- J. SPECIFIED TREES AND OTHER PLANT SPECIES DEFINED AS ALTERNATIVES WITHIN THESE DOCUMENTS;
- K. SPECIFIED MINIMUM REQUIREMENTS FOR TREE SIZES;
- L. MINIMUM REQUIREMENTS FOR SHADE COVER AS DEFINED WITH THE SYMPHONY PARK DESIGN STANDARDS;
- M. STREETSCAPE DESIGN GRADING INTENT, INCLUDING MINIMUM REQUIREMENT FOR 12" VERTICAL SEPARATION BETWEEN BUILDING FINISHED FLOOR ELEVATION AND ASSOCIATED FLOW LINE, AS ESTABLISHED BY THE CITY OF LAS VEGAS.
4. SCHEMATIC DESIGN INCLUDES A NUMBER OF FLEXIBLE DESIGN OPPORTUNITIES THAT ARE EXPECTED OF ALL DEVELOPERS. WHILE FLEXIBLE, SCHEMATIC DESIGN INTENT IS REPRESENTED WITHIN THESE DOCUMENTS. THESE ITEMS ARE LISTED BELOW:
- A. DETAILED APPLICATION OF SUSTAINABILITY INTENTIONS AS DEFINED WITH THE SYMPHONY PARK DESIGN STANDARDS;
- B. SPECIFIC ARRANGEMENT OF FURNITURE ALONG STREETSCAPE;
- C. OPPORTUNITIES FOR ART, DEFINED WITHIN THESE DOCUMENTS ONLY BY GENERAL TYPE AND LOCATION;
- D. DETAILED LOCATIONS FOR BUILDING-BASED UTILITIES, DEFINED WITHIN THESE DOCUMENTS BY ALLOWABLE ZONE ONLY;
- E. SPECIFIC LOCATIONS FOR PARCEL VEHICULAR ACCESS, DEFINED WITHIN THE SYMPHONY PARK DESIGN STANDARDS IN TERMS OF GENERAL LOCATION AND WITHIN THESE STANDARDS;
- F. OPPORTUNITIES FOR ARCHITECTURAL SHADE STRUCTURES AS DEFINED WITHIN THE SYMPHONY PARK DESIGN STANDARDS AS PART OF THE SOLAR ANALYSIS AND INTENSE HEAT ZONE DEFINITION;
- G. DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTATION FOR THESE STREETSCAPES.
5. ALL LIGHTING, EXCEPT CENTENNIAL STREET LIGHTS, SHALL BE PRIVATELY MAINTAINED

EXISTING CONDITIONS NOTES

1. PUBLIC STREET R.O.W. (BACK OF CURB TO BACK OF CURB) WILL BE BUILT BY OTHERS.
2. CURB AND GUTTER WILL BE BUILT BY OTHERS AT PROPERTY LINE.
3. PARKING POCKETS WILL BE BUILT BY BLOCK DEVELOPER AS PART OF THEIR CONSTRUCTION THEN DEDICATED BACK TO THE CITY OF LAS VEGAS.
4. PUBLIC UTILITIES HAVE BEEN COORDINATED. PARCEL DEVELOPERS WILL ACCOMMODATE UTILITY COMPONENTS WITHIN THEIR STREETSCAPES, EITHER UNDERGROUND, INSIDE BUILDING, OR IN AN AREA NOT VISIBLE FROM THE STREET.
5. OVER LOT GRADES WILL BE DEFINED AS PART OF THE PUBLIC STREET CONSTRUCTION. CURB ELEVATIONS HAVE BEEN DEFINED WITH PUBLIC STREETS. STREETSCAPE CROSS-SLOPES HAVE BEEN DEFINED WITHIN THESE DOCUMENTS, RESULTING IN GENERAL REQUIREMENTS FOR BUILDING PAD ELEVATIONS.
6. STREET LIGHT LOCATIONS HAVE BEEN DEFINED BY THE CIVIL ENGINEER AND SHOULD LAND ON THE STREETSCAPE MODULE OUTLINED IN THE LAYOUT NOTES BELOW.
7. BRT STATION ON GRAND CENTRAL PARKWAY WILL BE BUILT BY OTHERS.

PLANTING NOTES

1. USE SINGLE STREET TREE SPECIES PER STREET (BOTH SIDES). SEE PLANT MATRIX ON SHEET L2-01.
2. DECIDUOUS STREET TREES WILL BE 60" BOX IN SIZE. LOWER MOST LIMB A MINIMUM OF 7" FROM FINISHED GRADE.
3. PLANT ALL DECIDUOUS STREET TREES IN TREE TRENCH. SEE DETAILS PL-1, PL-2, PL-3 FOR LOCATIONS OF STRUCTURAL SOIL.
4. PALMS WILL BE 22" CLEAR TRUNK IN SIZE.

GRADING AND DRAINAGE NOTES

1. FOR ROADWAY, GRADING, UTILITIES AND SPECIFICATIONS, REFER TO CIVIL DOCUMENTS.
2. ORIENT GRADING AND DRAINAGE TO ALLOW SIDEWALK STORMWATER TO ENTER LANDSCAPE PANEL. PROVIDE 2% CROSS-SLOPE TOWARD STREET.

LAYOUT NOTES

1. STREETSCAPES ARE LAID OUT ACCORDING TO A 2' MODULE PERPENDICULAR TO THE STREET CENTERLINE. THIS MODULE IS DERIVED FROM THE 24' SPACING OF THE STREET TREES AND THE 48" SPACING OF PEDESTRIAN LIGHTS. ALL ELEMENTS WITHIN THE STREETSCAPE (CURB CUTS, LANDSCAPE PANELS, SPECIAL PAVING, TREE GRATES, PLANTERS AND SCORE JOINTS) ARE LAID OUT ACCORDING TO 2 MULTIPLES OF 24 (2', 4', 6', 8', 10', 12', 14', 16', 18', 20', 22', 24'). EXCEPTIONS TO THIS SYSTEM ARE NOTED.
2. THE STREETSCAPE MODULE LAYOUT SYSTEM IS INITIATED AT THE CENTER POINT OF EACH BLOCK FACE. A "POINT OF BEGINNING" IS NOTED AT THIS POINT ON ALL STREETSCAPES. THE LAYOUT MODULE FLOWS IN BOTH DIRECTIONS FROM THIS POINT.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. DO NOT SCALE DRAWINGS.
4. MEASUREMENTS ARE TO FINISHED FACE OF BUILDING, WALL OR THE FIXED SITE IMPROVEMENT.
5. INSTALL INTERSECTING ELEMENTS AT 90-DEGREE ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED.
6. PROVIDE EXPANSION JOINTS WHERE CONCRETE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS SEAT WALLS, CURBS, AND BUILDING ELEMENTS.
7. EXPANSION JOINTS IN STREETSCAPES SHALL BE LOCATED FIFTY FEET (50'0") O.C. MAXIMUM, OR PER CITY OF LAS VEGAS STANDARDS, WHICHEVER IS LESS.
8. RETAIN 8' MINIMUM UNOBSTRUCTED PEDESTRIAN CIRCULATION ZONE. EXCEPTIONS TO THIS RULE ARE NOTED.
9. POTENTIAL ARCHITECTURAL TREATMENT AT PUBLIC INTERSECTIONS MAY BE ADDED BY COMMUNITY ASSOCIATION OR THE CITY OF LAS VEGAS AT A LATER DATE.
10. CENTER ALL PEDESTRIAN LIGHTS WITH ASSOCIATED PAVEMENT JOINTS.
11. CENTER ALL TRASH RECEPTACLES WITH ASSOCIATED PAVEMENT JOINTS.
12. ORIENT BENCHES PERPENDICULAR OR PARALLEL TO STREET CENTERLINE.
13. PROVIDE 30" MINIMUM CLEAR SPACE BETWEEN STREETSCAPE COMPONENTS.
14. PROVIDE 30" MINIMUM CLEAR SPACE BETWEEN EDGE OF STREETSCAPE COMPONENT AND FACE OF CURB.
15. ALIGN PAVEMENT JOINTING WITH CURB AND GUTTER JOINTING.
16. ALIGN CORNER OF SPECIAL PAVING, LANDSCAPE PANELS AND TREE GRATE WITH INTERSECTING SCORE JOINTS.
17. MAXIMIZE CAR PARKING SPACES. MOTORCYCLE PARKING SHOULD BE ADDED AT ENDS OF PARKING BAYS. DO NOT ADD SINGLE MOTORCYCLE PARKING SPACES. KEEP MOTORCYCLE PARKING TO TWO SPACES MAXIMUM.
18. ALL TREE GRATES FOR DECIDUOUS TREES TO BE 4' SQUARE. ALL TREE GRATES FOR PALMS NOT ON THE PROMENADE TO BE 6' SQUARE. ALL TREE GRATES FOR PALMS ON THE PROMENADE TO BE CUSTOM 4'X6' GRATES. PLEASE NOTE THAT SOME PALM TREE GRATES IN THIS PACKAGE ARE ILLUSTRATED IN ERROR AS 4' SQUARE. PLEASE REFER TO THE NOTES ABOVE FOR PROPER TREE GRATE SIZES.

SHEET INDEX

SHEET NO.	SHEET TITLE
L0-01	GENERAL INFORMATION
L1-01	PARCEL A1 SITE PLAN
L1-02	PARCEL A2 SITE PLAN
L1-03	PARCEL B (a) SITE PLAN
L1-04	PARCEL B (b) SITE PLAN
L1-05	PARCEL C (a) SITE PLAN
L1-06	PARCEL C (b) SITE PLAN
L1-07	PARCEL D SITE PLAN
L1-08	PARCEL E (a) SITE PLAN
L1-09	PARCEL E (b) SITE PLAN
L1-10	PARCEL E (c), O2 AND P (a) SITE PLAN
L1-11	PARCEL E (d), P (b) AND Q (a) SITE PLAN
L1-12	PARCEL Q (b) SITE PLAN
L1-13	PARCEL F SITE PLAN
L1-14	PARCEL G SITE PLAN
L1-15	PARCEL H/I (a) AND M3 SITE PLAN
L1-16	PARCEL H/I (b) SITE PLAN
L1-17	PARCEL J (a) SITE PLAN
L1-18	PARCEL J (b) AND K SITE PLAN
L1-19	PARCEL L (a) SITE PLAN
L1-20	PARCEL L (b) AND M4 SITE PLAN
L1-21	PARCEL N SITE PLAN
L1-22	PARCEL O1 SITE PLAN
L2-01	PLANT MATRIX
L2-02	GRAND CENTRAL PARKWAY SEASONAL PLANTING DIAGRAM
L3-01	IRRIGATION AND LIGHTING CONTROLS
L3-02	IRRIGATION INTENT
L3-03	LIGHTING INTENT - PEDESTRIAN
L3-04	LIGHTING INTENT - PROMENADE
L4-01	NOT USED
L5-01	STREET SECTIONS
L5-02	STREET SECTIONS
L5-03	STREET SECTIONS

SYMBOL LEGEND

	Opportunity for Art		Trash Receptacle
	Bench		Moveable Table and Chairs
	Bollard		Green Screen
	Pedestrian Light		Drinking Fountain
	Centennial Street Light		Street Tree (Actual Symbol Varies Per Street)
	Existing Street Light Grand Central Parkway/BRT		Palm Tree
	Planter Pots		Tree Grate
	Pedestrian Ramp		Tree Trench
	Point of Beginning For Streetscape Layout		Potential Wind Turbine
	Potential Shade Structure		Seat Wall
	Bus Stop Seating Zone/Shelter		Potential Driveway Curb Cut - Some Have Been Rendered To Illustrate Potential Design.
	Site Line Setback		

HATCH LEGEND

	Cast-in-Place Concrete With Sawn Control Joint		Planting Area - Agave
	Concrete Unit Pavers		Planting Area - Acacia redolens 'desert carpet'
	Stone Paving Promenade Only		Planting Area - Muhlbergia mexicana Damianita
	1 1/2" Decomposed Granite - Not Stabilized - To Match RUVO		Planting Area - Eremophila maculata 'valentine'
	1 1/2" Deep 3/8" Birdseye Brown Washed Rounded Gravel - To Match RUVO		Planting Area - Leucophyllum candidum 'Thunder Cloud'
	Planting Area (Shrubs, Groundcover and/or Accents)		Utility Free Zone
	Planting Area (Grasses)		Public Utility Coordination Zone

SITE DETAIL KEYNOTES:

EX	EXISTING CONDITIONS	LOCATION
EX.1	Utility or Other Structure	N/A
EX.2	Traffic Signal	N/A
EX.3	Curb and Gutter	N/A
EX.4	Asphalt Paving	N/A
PV	PAVEMENTS, CURBS AND RAMPS	
PV.1	Cast In Place Concrete at Pedestrian Area	DESIGN STANDARDS PAGE 109
PV.2	Cast In Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.3	Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
PV.4	Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.5	Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
PV.6	Not Used	N/A
PV.7	Not Used	N/A
PV.8	Potential Arch. Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
PV.9	Not Used	N/A
PV.10	Soft Curb	SEE CIVIL DOCUMENTS
PV.11	Soft Curb	SEE CIVIL DOCUMENTS
PV.12	Gutter Pan	SEE CIVIL DOCUMENTS
PV.13	Potential Driveway/Curb Cut	ILLUSTRATED IN DETAIL PL.1
PV.14	12" Concrete Access Strip	ILLUSTRATED IN DETAIL PL.1
PV.15	24" Concrete Buffer Strip	SEE CIVIL DOCUMENTS
PV.16	Accessible Ramp A	SEE RTC DOCUMENTS
PV.17	Accessible Ramp B	SUBJECT TO FUTURE CITY DECISION
PV.18	Special Asphalt Paving at Vehicular Area	DESIGN STANDARDS PAGE 114
PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
PV.20	Tree Gate A	DESIGN STANDARDS PAGE 114
PV.21	Tree Gate B	DESIGN STANDARDS PAGE 115
JN	JOINTING	
JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116
SW	SITE WALLS/ EMBANKMENTS	
SW.1	Cast-In-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 118
SF	SITE FURNITURE	
SF.1	Project Bench	DESIGN STANDARDS PAGE 117
SF.2	Not Used	N/A
SF.3	Not Used	N/A
SF.4	Moveable Tables and Chairs	DESIGN STANDARDS PAGE 118
SF.5	Not Used	N/A
SF.6	Not Used	N/A
SF.7	Trash Receptacle	DESIGN STANDARDS PAGE 118
SF.8	Drinking Fountain	DESIGN STANDARDS PAGE 119
SF.9	Bicycle Rack	DESIGN STANDARDS PAGE 119
SF.10	Newspaper Box	DESIGN STANDARDS PAGE 119
SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
SF.13	Bollard	DESIGN STANDARDS PAGE 121
SL	SITE LIGHTING	
SL.1	Promenade Light	REFER TO SHEET L3-03
SL.2	Up Light	DESIGN STANDARDS PAGE 121
SL.3	Pedestrian Light	REFER TO SHEET L3-04
SL.4	Down Light	DESIGN STANDARDS PAGE 122
SL.5	Street Light	N/A
SL.6	Street Light - Phase 2 - Proposed Location	N/A
PL	PLANTING AND LANDSCAPE	
PL.1	Street Tree In Landscape Panel	DESIGN STANDARDS PAGE 123
PL.2	Street Tree In Hardscape	DESIGN STANDARDS PAGE 124
PL.3	Street Tree In Tree Grate	DESIGN STANDARDS PAGE 125
PL.4	Palm In Landscape	DESIGN STANDARDS PAGE 126
PL.5	Palm In Tree Grate	DESIGN STANDARDS PAGE 127
PL.6	Groundcover Planting	SEE SHEET L2-01 AND L2-02
PL.7	Landscape Panel Planting	SEE SHEET L2-01
PL.8	Tree Trench	DESIGN STANDARDS PL.1 PAGE 123
BF	BARRIERS AND FENCING	
BF.1	Green Screen	DESIGN STANDARDS PAGE 128
BF.2	Landscape Panel Barrier A	DESIGN STANDARDS PAGE 128
BF.3	Landscape Panel Barrier B	DESIGN STANDARDS PAGE 129
MS	MISCELLANEOUS ELEMENTS	
MS.1	Bus Stop - Seating Zone/Shelter	DESIGN STANDARDS PAGE 129
MS.2	Future BRT Station	N/A - WORK BY OTHERS
MS.3	Shade Structure	REFER TO AR.1 ON PAGE 130
MS.4	Possible Wind Turbine Zone	DESIGN STANDARDS PAGE 130
MS.5	Union Park Project Signage Zone	N/A - WORK BY OTHERS
AR	OPPORTUNITIES FOR ART	
AR.1	Art Opportunity at Shade Structure	DESIGN STANDARDS PAGE 130
AR.2	Art Opportunity at Bus Stop	DESIGN STANDARDS PAGE 130
AR.3	Art Opportunity in Pavement Design	DESIGN STANDARDS PAGE 131
AR.4	Art Opportunity with Sculptural Element	DESIGN STANDARDS PAGE 131
AR.5	Art Opportunity with Supplemental Seating	DESIGN STANDARDS PAGE 131

SITE LAYOUT NOTES

- 1 Center point of streetscape module layout system for block face. The 2' streetscape layout module flows in both directions from this point
- 2 Align pedestrian lights with street trees and street lights. Center pedestrian lights between street trees
- 3 Align on-street parallel parking with the streetscape layout module, e.g. street trees, pedestrian lights and landscape panels
- 4 Cut and remove existing curb. Install curb and gutter pan associated with service accesses and parking areas. Center driveway between street trees so to lose only one tree and eliminate no street or pedestrian lights
- 5 Align pavement jointing with curb and gutter jointing
- 6 Align corner of special paving, landscape panels and tree grate with intersecting score joints
- 7 Orient pedestrian handicap ramps perpendicular to streetscape
- 8 Symmetrically position potential shade structures between trees
- 9 Recommend corner entrances. Consider clipping corner of building to open up plaza area at intersection
- 10 All doors on this block face to be reassessed into architecture to insure adequate area for pedestrian circulation
- 11 Consider matching Symphony Park hardscape, pedestrian lighting and planting systems in this area
- 12 Private road. Layout to be determined after vehicular access points are identified
- 13 Potential vehicular deceleration lane
- 14 Potential landscape panel zone - dependant on adjacent use
- 15 Coordinate curb and tree layout with BRT design
- 16 Retain 10 foot pedestrian clear zone. Refer to Design Standards for clarification

CITY OF LAS VEGAS

NEWLAND COMMUNITIES

DESIGNWORKSHOP

Landscape Architecture • Land Planning
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Asheville - Aspen - Austin - Denver
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224 South 200 West Suite 150
Salt Lake City, Utah 84101
(801) 359-4771
Facsimile (801) 359-4411

WWW.DESIGNWORKSHOP.COM

SYMPHONY PARK
STREETSCAPE SCHEMATIC DESIGN

ISSUE DATE: November 9, 2007

THIS PACKAGE REPRESENTS 100% SCHEMATIC STREETSCAPE DESIGN. THIS WORK IS CO-ORDINATED WITH AN IN-PROGRESS ENGINEERING BASE. THIS ENGINEERING BASE IS SUBJECT TO CHANGE AND REFINEMENTS DO TO CITY REVIEW. REVISIONS

#	DATE	DESCRIPTION
1	07/10/2007	PROMENADE CLEAR ZONE
2	09/07/2007	PRIVATE STREET LIGHTING
3	09/07/2007	PARCEL FIG PRIVATE ST.
4	11/09/2007	STREET LIGHTS
5	01/08/2008	FINAL EDITS
6	12/12/2008	SD NOTE ADDITION
7	06/05/2009	NAME REVISIONS

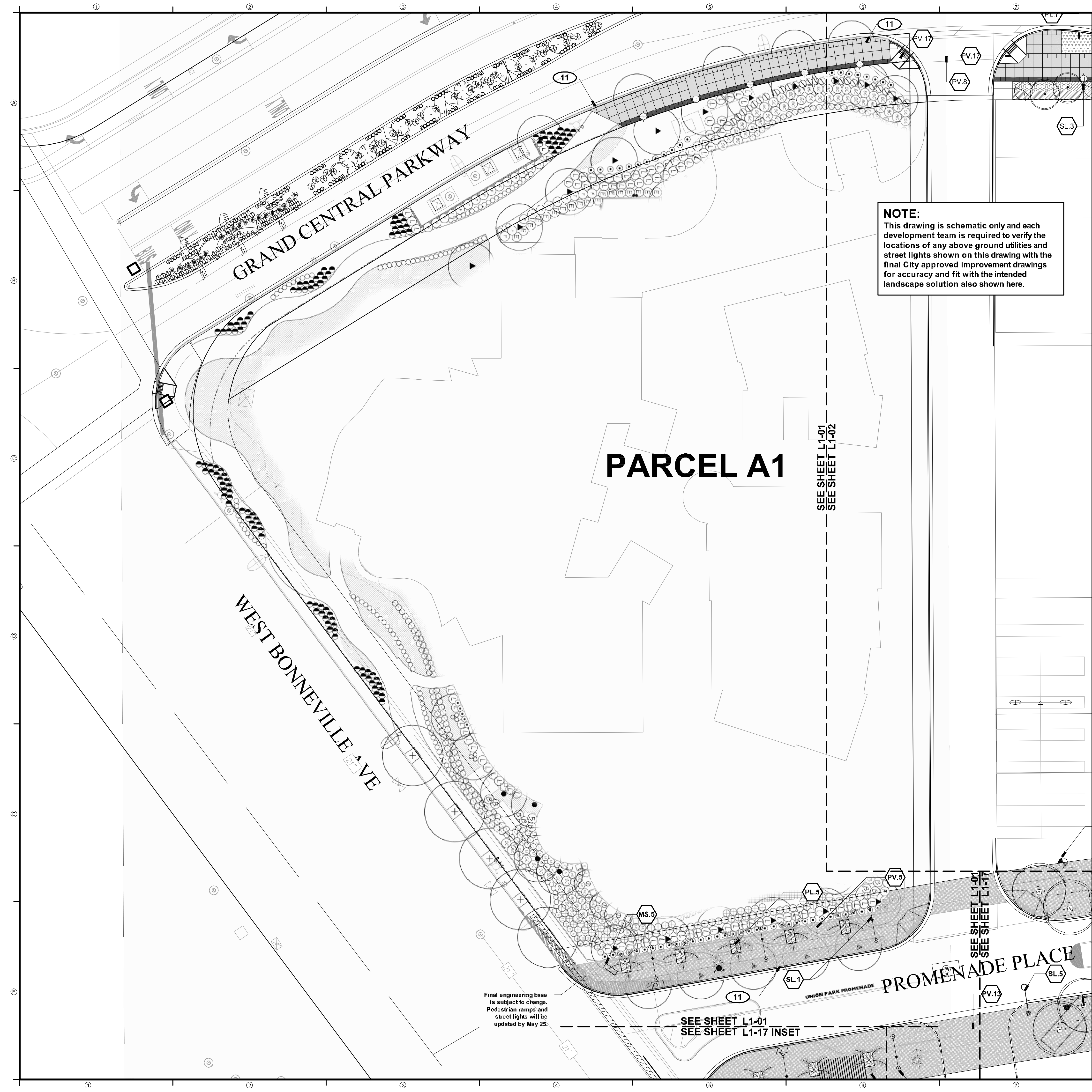
SCHEMATIC
DESIGN

PROJECT NUMBER: 4035

GENERAL
INFORMATION

SHEET NUMBER

L0-01



NOTE:
This drawing is schematic only and each development team is required to verify the locations of any above ground utilities and street lights shown on this drawing with the final City approved improvement drawings for accuracy and fit with the intended landscape solution also shown here.

SITE DETAIL KEYNOTES:

EX	EXISTING CONDITIONS	LOCATION
EX.1	Utility or Other Structure	N/A
EX.2	Traffic Signal	N/A
EX.3	Curb and Gutter	N/A
EX.4	Asphalt Paving	N/A
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PV.7	Not Used	N/A
PV.8	Potential Arch.Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
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PV.10	Not Used	N/A
PV.11	Spill Curb	SEE CIVIL DOCUMENTS
PV.12	Gutter Pan	SEE CIVIL DOCUMENTS
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CITY OF LAS VEGAS

NEWLAND COMMUNITIES

DESIGNWORKSHOP

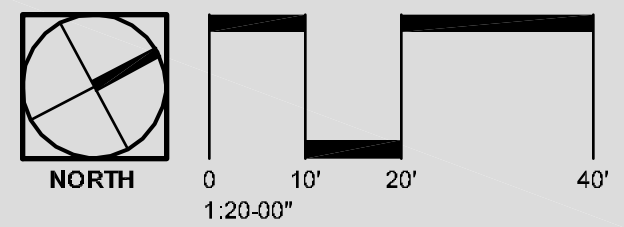
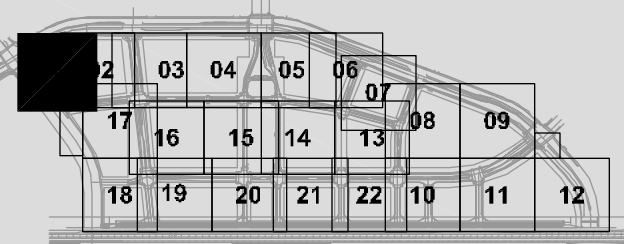
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SYMPHONY PARK
STREETSCAPE SCHEMATIC DESIGN



ISSUE DATE: November 9, 2007

THIS PACKAGE REPRESENTS 100% SCHEMATIC
STREETSCAPE DESIGN. THIS WORK IS CO-
ORDINATED WITH AN IN-PROGRESS ENGINEERING
BASE. THIS ENGINEERING BASE IS SUBJECT TO
CHANGE AND REFINEMENTS DO TO CITY REVIEW.

#	DATE	DESCRIPTION
1	07/10/2007	PROMENADE CLEAR ZONE
2	09/07/2007	PRIVATE STREET LIGHTING
3	09/07/2007	PARCEL F/G PRIVATE ST.
4	11/09/2007	STREET LIGHTS
5	01/08/2008	FINAL EDITS
6	12/12/2008	SD NOTE ADDITION
7	06/05/2009	NAME REVISIONS

SCHEMATIC
DESIGN

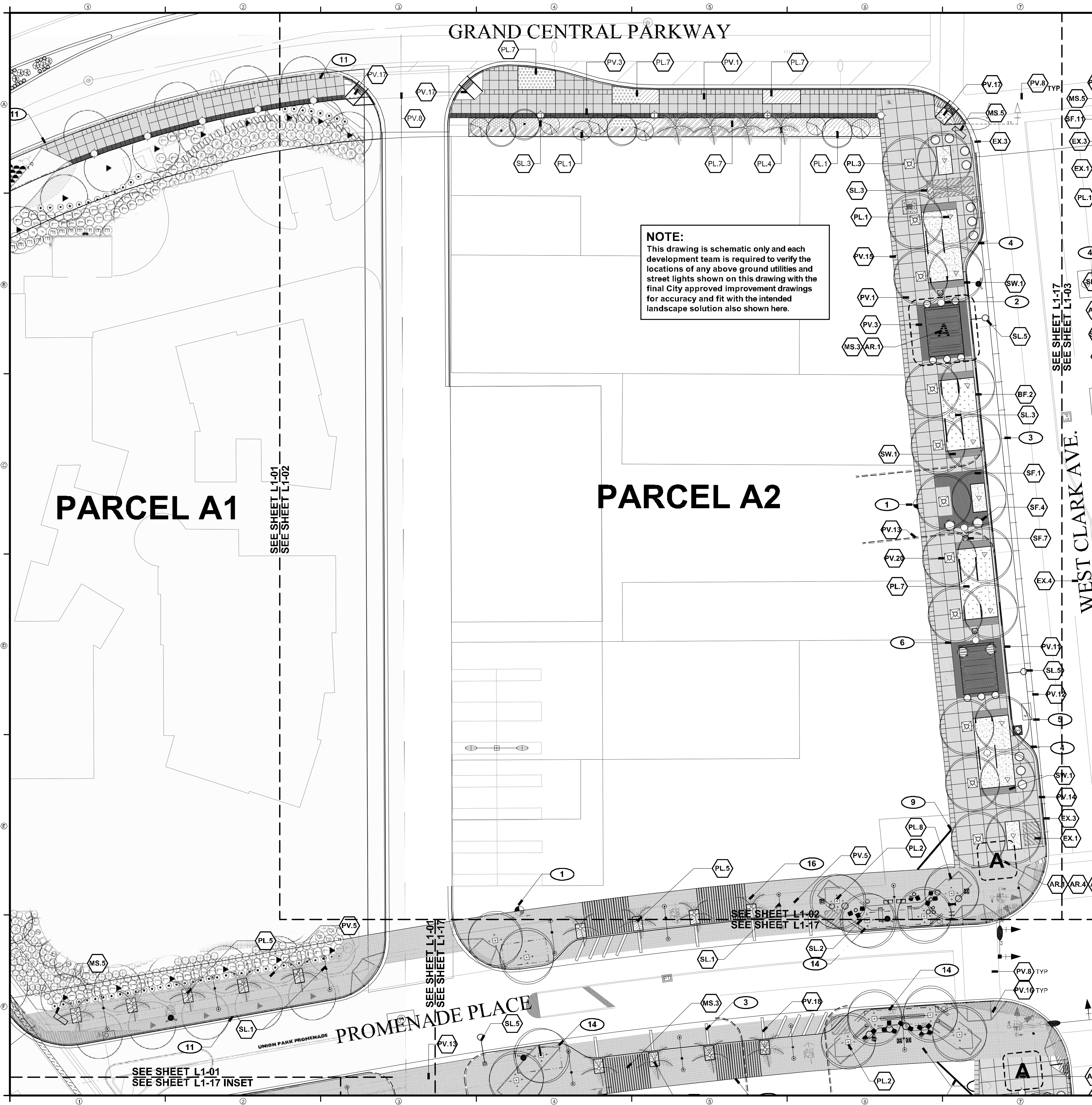
PROJECT NUMBER: 4035

PARCEL A1
SITE PLAN

SHEET NUMBER

L1-01

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SITE DETAIL KEYNOTES:

EX	EXISTING CONDITIONS	LOCATION
EX.1	Utility or Other Structure	N/A
EX.2	Traffic Signal	N/A
EX.3	Curb and Gutter	N/A
EX.4	Asphalt Paving	N/A
PV	PAVEMENTS, CURBS AND RAMPS	
PV.1	Cast In Place Concrete at Pedestrian Area	DESIGN STANDARDS PAGE 109
PV.2	Cast In Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.3	Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
PV.4	Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.5	Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
PV.6	Not Used	N/A
PV.7	Not Used	N/A
PV.8	Potential Arch Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
PV.9	Not Used	N/A
PV.10	Not Used	N/A
PV.11	Spill Curb	SEE CIVIL DOCUMENTS
PV.12	Gutter Pan	SEE CIVIL DOCUMENTS
PV.13	Potential Driveway/Curb Cut	SEE CIVIL DOCUMENTS
PV.14	12" Concrete Access Strip	ILLUSTRATED IN DETAIL PL.1
PV.15	24" Concrete Buffer Strip	ILLUSTRATED IN DETAIL PL.1
PV.16	Accessible Ramp A	SEE CIVIL DOCUMENTS
PV.17	Accessible Ramp B	SEE RTC DOCUMENTS
PV.18	Special Asphalt Paving at Vehicular Area	SUBJECT TO FUTURE CITY DECISION
PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
PV.20	Tree Gate A	DESIGN STANDARDS PAGE 114
PV.21	Tree Gate B	DESIGN STANDARDS PAGE 115
JN	JOINTING	
JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116
SW	SITE WALLS/ EMBANKMENTS	
SW.1	Cast-In-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 116
SF	SITE FURNITURE	
SF.1	Project Bench	DESIGN STANDARDS PAGE 117
SF.2	Not Used	N/A
SF.3	Not Used	N/A
SF.4	Movable Tables and Chairs	DESIGN STANDARDS PAGE 118
SF.5	Not Used	N/A
SF.6	Not Used	N/A
SF.7	Trash Receptacle	DESIGN STANDARDS PAGE 118
SF.8	Drinking Fountain	DESIGN STANDARDS PAGE 119
SF.9	Bicycle Rack	DESIGN STANDARDS PAGE 119
SF.10	Newspaper Box	DESIGN STANDARDS PAGE 119
SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
SF.13	Bollard	DESIGN STANDARDS PAGE 121
SL	SITE LIGHTING	
SL.1	Promenade Light	REFER TO SHEET L3-03
SL.2	Up Light	DESIGN STANDARDS PAGE 121
SL.3	Pedestrian Light	REFER TO SHEET L3-04
SL.4	Down Light	DESIGN STANDARDS PAGE 122
SL.5	Street Light	N/A
SL.6	Street Light - Phase 2 - Proposed Location	N/A
PL	PLANTING AND LANDSCAPE	
PL.1	Street Tree In Landscape Panel	DESIGN STANDARDS PAGE 123
PL.2	Street Tree In Hardscape	DESIGN STANDARDS PAGE 124
PL.3	Street Tree In Tree Grate	DESIGN STANDARDS PAGE 125
PL.4	Palm In Landscape	DESIGN STANDARDS PAGE 126
PL.5	Palm In Tree Grate	DESIGN STANDARDS PAGE 127
PL.6	Groundcover Planting	SEE SHEET L2-01 AND L2-02
PL.7	Landscape Panel Planting	SEE SHEET L2-01
PL.8	Tree Trench	DESIGN STANDARDS PL.1 PAGE 123
BF	BARRIERS AND FENCING	
BF.1	Green Screen	DESIGN STANDARDS PAGE 128
BF.2	Landscape Panel Barrier A	DESIGN STANDARDS PAGE 128
BF.3	Landscape Panel Barrier B	DESIGN STANDARDS PAGE 129
MS	MISCELLANEOUS ELEMENTS	
MS.1	Bus Stop - Seating Zone/Shelter	DESIGN STANDARDS PAGE 129
MS.2	Future BRT Station	N/A - WORK BY OTHERS
MS.3	Shade Structure	REFER TO AR.1 ON PAGE 130
MS.4	Possible Wind Turbine Zone	DESIGN STANDARDS PAGE 130
MS.5	Union Park Project Signage Zone	N/A - WORK BY OTHERS
AR	OPPORTUNITIES FOR ART	
AR.1	Art Opportunity at Shade Structure	DESIGN STANDARDS PAGE 130
AR.2	Art Opportunity at Bus Stop	DESIGN STANDARDS PAGE 130
AR.3	Art Opportunity in Pavement Design	DESIGN STANDARDS PAGE 131
AR.4	Art Opportunity with Sculptural Element	DESIGN STANDARDS PAGE 131
AR.5	Art Opportunity with Supplemental Seating	DESIGN STANDARDS PAGE 131

SITE LAYOUT NOTES

- Center point of streetscape module layout system for block face. The 2' streetscape layout module flows in both directions from this point
- Align pedestrian lights with street trees and street lights. Center pedestrian lights between street trees
- Align on-street parallel parking with the streetscape layout module, e.g. street trees, pedestrian lights and landscape panels
- Cut and remove existing curb. Install curb and gutter pan associated with service accesses and parking areas. Center driveway between street trees so to lose only one tree and eliminate no street or pedestrian lights
- Align pavement jointing with curb and gutter jointing
- Align corner of special paving, landscape panels and tree grate with intersecting score joints
- Orient pedestrian handicap ramps perpendicular to streetscape
- Symmetrically position potential shade structures between trees
- Recommend corner entrances. Consider clipping corner of building to open up plaza area at intersection
- All doors on this block face to be reassessed into architecture to insure adequate area for pedestrian circulation
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- Potential vehicular deceleration lane
- Potential landscape panel zone - dependant on adjacent use
- Coordinate curb and tree layout with BRT design
- Retain 10 foot pedestrian clear zone. Refer to Design Standards for clarification

CITY OF LAS VEGAS

NEWLAND COMMUNITIES

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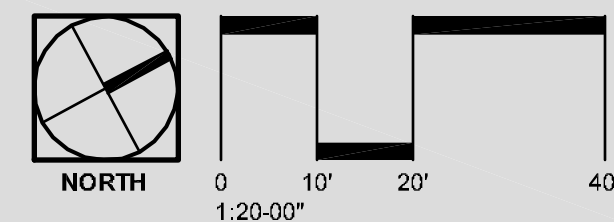
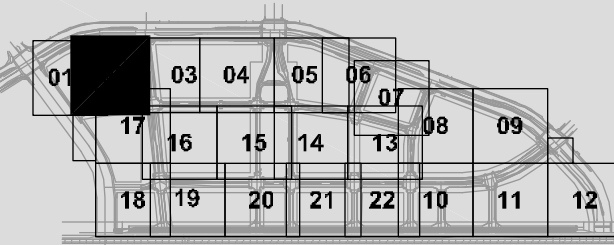
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SCHEMATIC
DESIGN

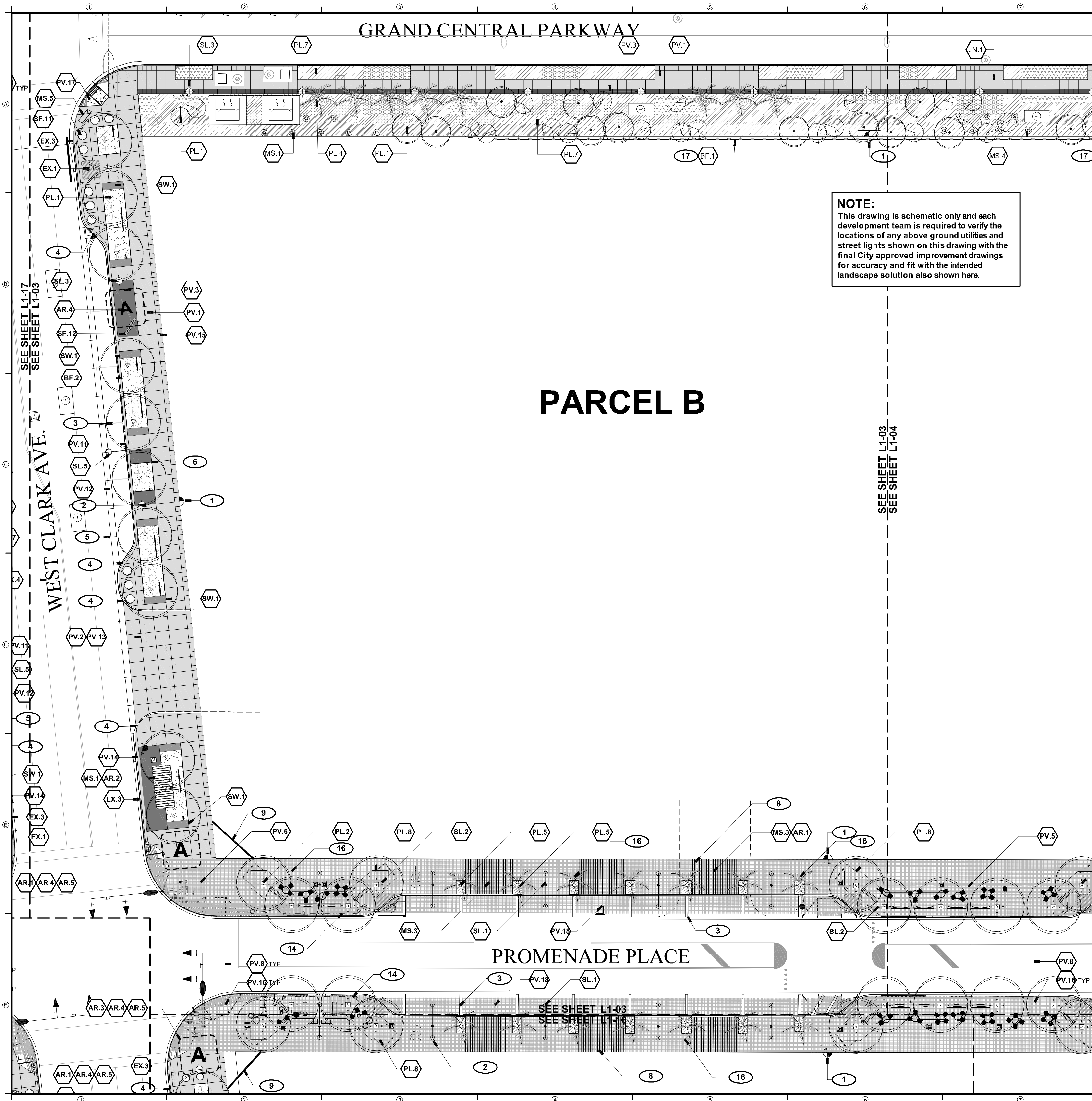
PROJECT NUMBER: 4035

PARCEL A2
SITE PLAN

SHEET NUMBER

L1-02

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NOTE:
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SITE DETAIL KEYNOTES:		
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PV.3	Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
PV.4	Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.5	Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
PV.6	Not Used	N/A
PV.7	Not Used	N/A
PV.8	Potential Arch.Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
PV.9	Not Used	N/A
PV.10	Not Used	N/A
PV.11	Spill Curb	SEE CIVIL DOCUMENTS
PV.12	Gutter Pan	SEE CIVIL DOCUMENTS
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PV.17	Accessible Ramp B	SEE RTC DOCUMENTS
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PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
PV.20	Tree Gate A	DESIGN STANDARDS PAGE 114
PV.21	Tree Gate B	DESIGN STANDARDS PAGE 115
JN	JOINING	
JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116
SW	SITE WALLS/ EMBANKMENTS	
SW.1	Cast-In-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 116
SF	SITE FURNITURE	
SF.1	Project Bench	DESIGN STANDARDS PAGE 117
SF.2	Not Used	N/A
SF.3	Not Used	N/A
SF.4	Movable Tables and Chairs	DESIGN STANDARDS PAGE 118
SF.5	Not Used	N/A
SF.6	Not Used	N/A
SF.7	Trash Receptacle	DESIGN STANDARDS PAGE 118
SF.8	Drinking Fountain	DESIGN STANDARDS PAGE 119
SF.9	Bicycle Rack	DESIGN STANDARDS PAGE 119
SF.10	Newspaper Box	DESIGN STANDARDS PAGE 119
SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
SF.13	Bollard	DESIGN STANDARDS PAGE 121
SL	SITE LIGHTING	
SL.1	Promenade Light	REFER TO SHEET L3-03
SL.2	Up Light	DESIGN STANDARDS PAGE 121
SL.3	Pedestrian Light	REFER TO SHEET L3-04
SL.4	Down Light	DESIGN STANDARDS PAGE 122
SL.5	Street Light	N/A
SL.6	Street Light - Phase 2 - Proposed Location	N/A
PL	PLANTING AND LANDSCAPE	
PL.1	Street Tree In Landscape Panel	DESIGN STANDARDS PAGE 123
PL.2	Street Tree In Hardscape	DESIGN STANDARDS PAGE 124
PL.3	Street Tree In Tree Grate	DESIGN STANDARDS PAGE 125
PL.4	Palm In Landscape	DESIGN STANDARDS PAGE 126
PL.5	Palm In Tree Grate	DESIGN STANDARDS PAGE 127
PL.6	Groundcover Planting	SEE SHEET L2-01 AND L2-02
PL.7	Landscape Panel Planting	SEE SHEET L2-01
PL.8	Tree Trench	DESIGN STANDARDS PL.1 PAGE 123
BF	BARRIERS AND FENCING	
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BF.2	Landscape Panel Barrier A	DESIGN STANDARDS PAGE 128
BF.3	Landscape Panel Barrier B	DESIGN STANDARDS PAGE 129
MS	MISCELLANEOUS ELEMENTS	
MS.1	Bus Stop - Seating Zone/Shelter	DESIGN STANDARDS PAGE 129
MS.2	Future BRT Station	N/A - WORK BY OTHERS
MS.3	Shade Structure	REFER TO AR.1 ON PAGE 130
MS.4	Possible Wind Turbine Zone	DESIGN STANDARDS PAGE 130
MS.5	Union Park Project Signage Zone	N/A - WORK BY OTHERS
AR	OPPORTUNITIES FOR ART	
AR.1	Art Opportunity at Shade Structure	DESIGN STANDARDS PAGE 130
AR.2	Art Opportunity at Bus Stop	DESIGN STANDARDS PAGE 130
AR.3	Art Opportunity in Pavement Design	DESIGN STANDARDS PAGE 131
AR.4	Art Opportunity with Sculptural Element	DESIGN STANDARDS PAGE 131
AR.5	Art Opportunity with Supplemental Seating	DESIGN STANDARDS PAGE 131

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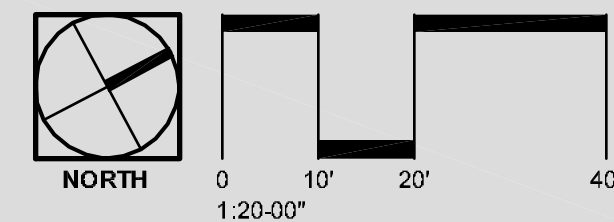
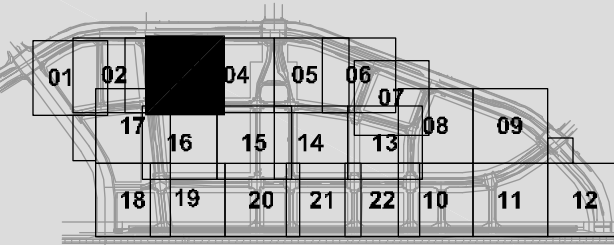
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SCHEMATIC
DESIGN

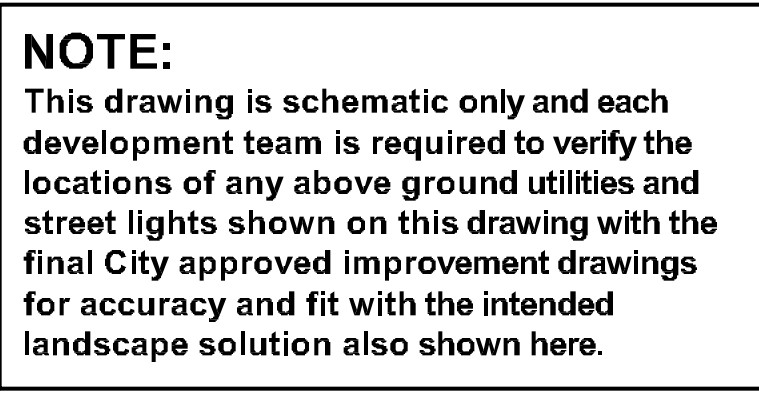
PROJECT NUMBER: 4035

PARCEL B (a)
SITE PLAN

SHEET NUMBER

L1-03

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PARCEL B

Note: Design of park not final this illustration is for concept purposes only

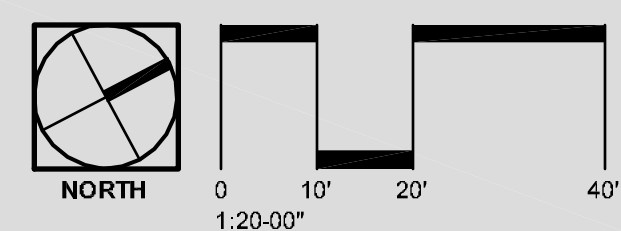
Note: Design of park not final this illustration is for concept purposes only.

SITE DETAIL KEYNOTES:		
EX	EXISTING CONDITIONS	LOCATION
	EX.1 Utility or Other Structure	N/A
	EX.2 Traffic Signal	N/A
	EX.3 Curb and Gutter	N/A
	EX.4 Asphalt Paving	N/A
PV	PAVEMENTS, CURBS AND RAMPS	
PV.1	Cast In Place Concrete at Pedestrian Area	DESIGN STANDARDS PAGE 109
PV.2	Cast In Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.3	Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
PV.4	Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.5	Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
PV.6	Not Used	N/A
PV.7	Not Used	N/A
PV.8	Potential Arch Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
PV.9	Not Used	N/A
PV.10	Not Used	N/A
PV.11	Spill Curb	SEE CIVIL DOCUMENTS
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PV.16	Accessible Ramp A	SEE CIVIL DOCUMENTS
PV.17	Accessible Ramp B	SEE RTC DOCUMENTS
PV.18	Special Asphalt Paving at Vehicular Area	SUBJECT TO FUTURE CITY DECISION
PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
PV.20	Tree Gate A	DESIGN STANDARDS PAGE 114
PV.21	Tree Gate B	DESIGN STANDARDS PAGE 115
JN	JOINTING	
JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116
SW	SITE WALLS/ EMBANKMENTS	
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SF.3	Not Used	N/A
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SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
SF.13	Bollard	DESIGN STANDARDS PAGE 121
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SL.2	Up Light	DESIGN STANDARDS PAGE 121
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SL.6	Street Light - Phase 2 - Proposed Location	N/A
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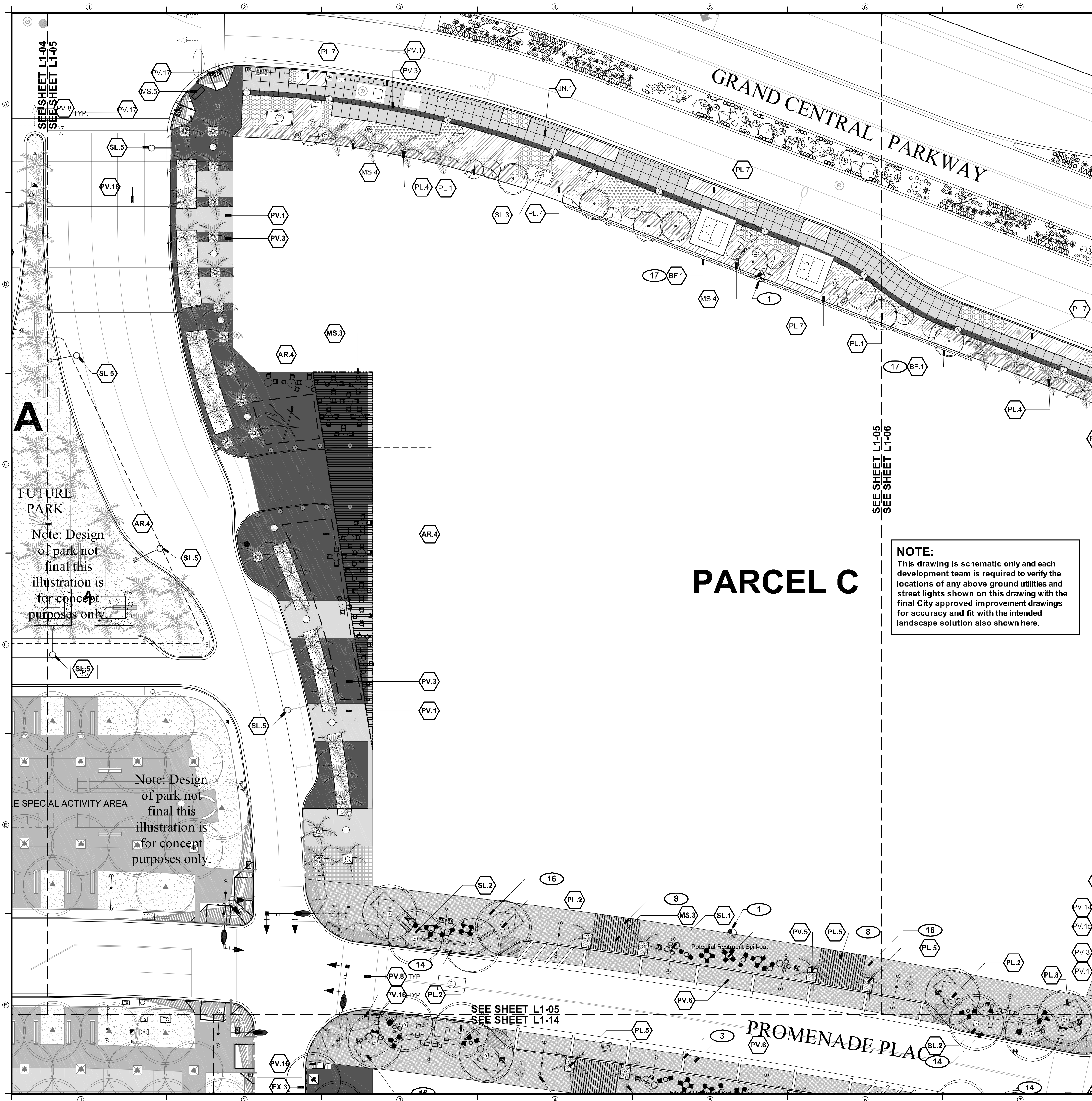
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L1-04



PARCEL C

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JN	JOINING	LOCATION
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JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116

SW	SITE WALLS/ EMBANKMENTS	LOCATION
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SF	SITE FURNITURE	LOCATION
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SF.5	Not Used	N/A
SF.6	Not Used	N/A
SF.7	Trash Receptacle	DESIGN STANDARDS PAGE 118
SF.8	Drinking Fountain	DESIGN STANDARDS PAGE 119
SF.9	Bicycle Rack	DESIGN STANDARDS PAGE 119
SF.10	Newspaper Box	DESIGN STANDARDS PAGE 119
SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
SF.13	Bollard	DESIGN STANDARDS PAGE 121

SL	SITE LIGHTING	LOCATION
SL.1	Promenade Light	REFER TO SHEET L3-03
SL.2	Up Light	DESIGN STANDARDS PAGE 121
SL.3	Pedestrian Light	REFER TO SHEET L3-04
SL.4	Down Light	DESIGN STANDARDS PAGE 122
SL.5	Street Light	N/A
SL.6	Street Light - Phase 2 - Proposed Location	N/A

PL	PLANTING AND LANDSCAPE	LOCATION
PL.1	Street Tree In Landscape Panel	DESIGN STANDARDS PAGE 123
PL.2	Street Tree In Hardscape	DESIGN STANDARDS PAGE 124
PL.3	Street Tree In Tree Grate	DESIGN STANDARDS PAGE 125
PL.4	Palm In Landscape	DESIGN STANDARDS PAGE 126
PL.5	Palm In Tree Grate	DESIGN STANDARDS PAGE 127
PL.6	Groundcover Planting	SEE SHEET L2-01 AND L2-02
PL.7	Landscape Panel Planting	SEE SHEET L2-01
PL.8	Tree Trench	DESIGN STANDARDS PL.1 PAGE 123

BF	BARRIERS AND FENCING	LOCATION
BF.1	Green Screen	DESIGN STANDARDS PAGE 128
BF.2	Landscape Panel Barrier A	DESIGN STANDARDS PAGE 128
BF.3	Landscape Panel Barrier B	DESIGN STANDARDS PAGE 129

MS	MISCELLANEOUS ELEMENTS	LOCATION
MS.1	Bus Stop - Seating Zone/Shelter	DESIGN STANDARDS PAGE 129
MS.2	Future BRT Station	N/A - WORK BY OTHERS
MS.3	Shade Structure	REFER TO AR.1 ON PAGE 130
MS.4	Possible Wind Turbine Zone	DESIGN STANDARDS PAGE 130
MS.5	Union Park Project Signage Zone	N/A - WORK BY OTHERS

AR	OPPORTUNITIES FOR ART	LOCATION
AR.1	Art Opportunity at Shade Structure	DESIGN STANDARDS PAGE 130
AR.2	Art Opportunity at Bus Stop	DESIGN STANDARDS PAGE 130
AR.3	Art Opportunity in Pavement Design	DESIGN STANDARDS PAGE 131
AR.4	Art Opportunity with Sculptural Element	DESIGN STANDARDS PAGE 131
AR.5	Art Opportunity with Supplemental Seating	DESIGN STANDARDS PAGE 131

SITE LAYOUT NOTES

- Center point of streetscape module layout system for block face. The 2' streetscape layout module flows in both directions from this point
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- Align corner of special paving, landscape panels and tree grate with intersecting score joints
- Orient pedestrian handicap ramps perpendicular to streetscape
- Symmetrically position potential shade structures between trees
- Recommend corner entrances. Consider clipping corner of building to open up plaza area at intersection
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- Consider matching Symphony Park hardscape, pedestrian lighting and planting systems in this area
- Private road. Layout to be determined after vehicular access points are identified
- Potential vehicular deceleration lane
- Potential landscape panel zone - dependant on adjacent use
- Coordinate curb and tree layout with BRT design
- Retain 10 foot pedestrian clear zone. Refer to Design Standards for clarification

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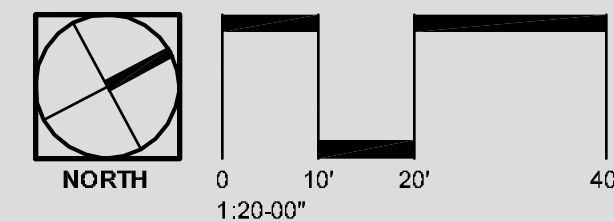
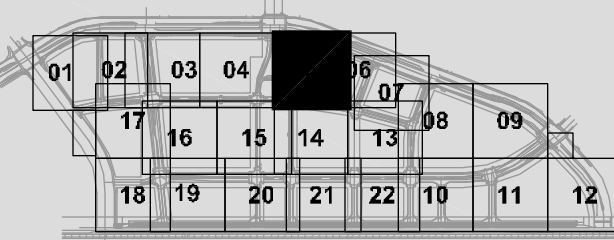
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SYMPHONY PARK
STREETSCAPE SCHEMATIC DESIGN



ISSUE DATE: November 9, 2007

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2	09/07/2007	PRIVATE STREET LIGHTING
3	09/07/2007	PARCEL FIG PRIVATE ST.
4	11/09/2007	STREET LIGHTS
5	01/08/2008	FINAL EDITS
6	12/12/2008	SD NOTE ADDITION
7	06/05/2009	NAME REVISIONS

SCHEMATIC
DESIGN

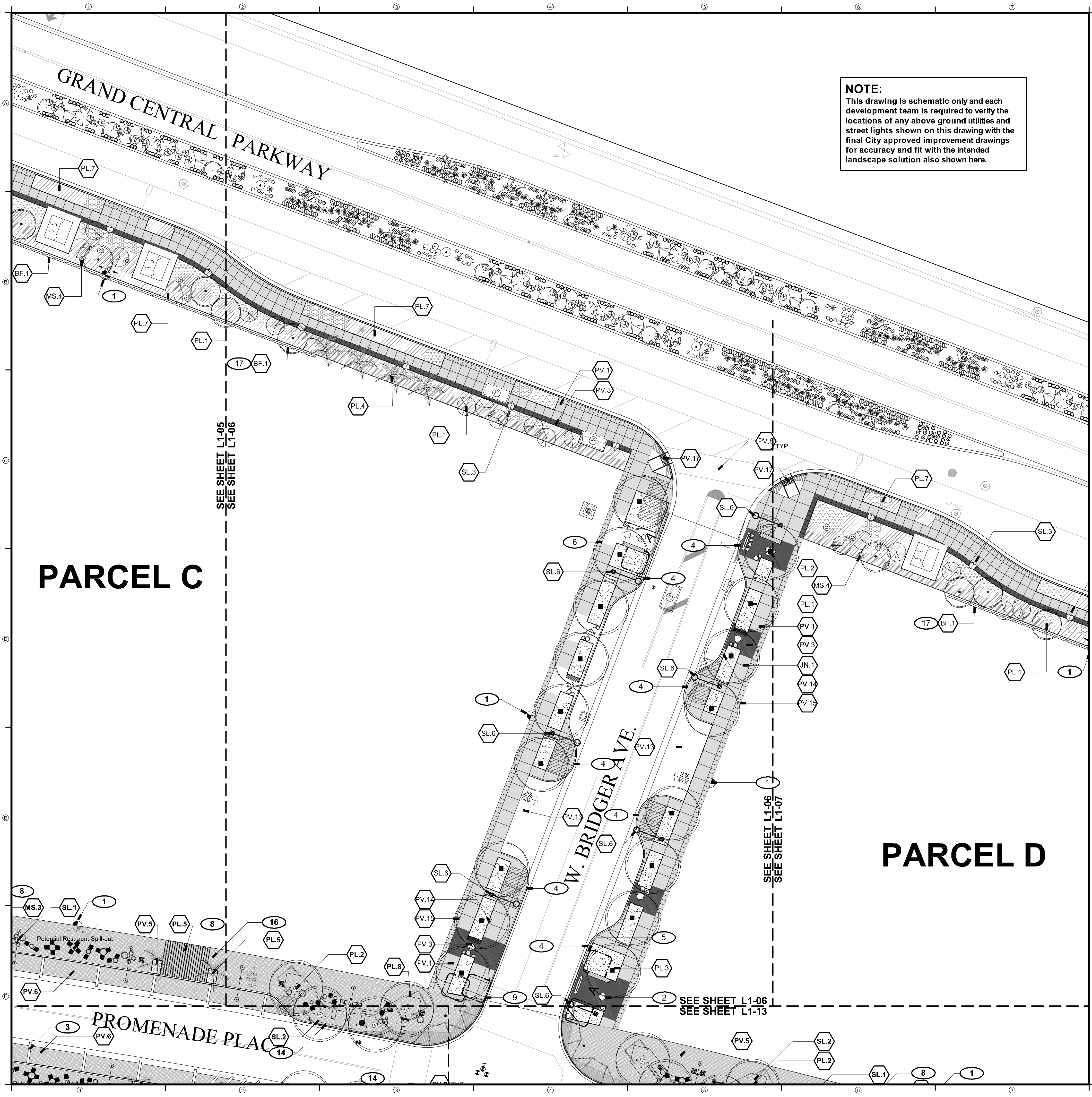
PROJECT NUMBER: 4035

PARCEL M1, M2 AND
C (a) SITE PLAN

SHEET NUMBER

L1-05

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NOTE:
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SITE DETAIL KEYNOTES:

EX	EXISTING CONDITIONS	LOCATION
EX.1	Utility or Other Structure	N/A
EX.2	Traffic Signal	N/A
EX.3	Curb and Gutter	N/A
EX.4	Asphalt Paving	N/A

PV	PAVEMENTS, CURBS AND RAMPS	
PV.1	Cast In Place Concrete at Pedestrian Area	DESIGN STANDARDS PAGE 109
PV.2	Cast In Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.3	Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
PV.4	Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.5	Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
PV.6	Not Used	N/A
PV.7	Not Used	N/A
PV.8	Potential Arch.Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
PV.9	Not Used	N/A
PV.10	Not Used	N/A
PV.11	Spill Curb	SEE CIVIL DOCUMENTS
PV.12	Gutter Pan	SEE CIVIL DOCUMENTS
PV.13	Potential Driveway/Curb Cut	SEE CIVIL DOCUMENTS
PV.14	12" Concrete Access Strip	ILLUSTRATED IN DETAIL PL.1
PV.15	24" Concrete Buffer Strip	ILLUSTRATED IN DETAIL PL.1
PV.16	Accessible Ramp A	SEE CIVIL DOCUMENTS
PV.17	Accessible Ramp B	SEE RTC DOCUMENTS
PV.18	Special Asphalt Paving at Vehicular Area	SUBJECT TO FUTURE CITY DECISION
PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
PV.20	Tree Gate A	DESIGN STANDARDS PAGE 114
PV.21	Tree Gate B	DESIGN STANDARDS PAGE 115

JN	JOINTING	
JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116

SW	SITE WALLS/ EMBANKMENTS	
SW.1	Cast-In-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 116

SF	SITE FURNITURE	
SF.1	Project Bench	DESIGN STANDARDS PAGE 117
SF.2	Not Used	N/A
SF.3	Not Used	N/A
SF.4	Movable Tables and Chairs	DESIGN STANDARDS PAGE 118
SF.5	Not Used	N/A
SF.6	Not Used	N/A
SF.7	Trash Receptacle	DESIGN STANDARDS PAGE 118
SF.8	Drinking Fountain	DESIGN STANDARDS PAGE 119
SF.9	Bicycle Rack	DESIGN STANDARDS PAGE 119
SF.10	Newspaper Box	DESIGN STANDARDS PAGE 119
SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
SF.13	Bollard	DESIGN STANDARDS PAGE 121

SL	SITE LIGHTING	
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SL.2	Up Light	DESIGN STANDARDS PAGE 121
SL.3	Pedestrian Light	REFER TO SHEET L3-04
SL.4	Down Light	DESIGN STANDARDS PAGE 122
SL.5	Street Light	N/A
SL.6	Street Light - Phase 2 - Proposed Location	N/A

PL	PLANTING AND LANDSCAPE	
PL.1	Street Tree In Landscape Panel	DESIGN STANDARDS PAGE 123
PL.2	Street Tree In Hardscape	DESIGN STANDARDS PAGE 124
PL.3	Street Tree In Tree Grate	DESIGN STANDARDS PAGE 125
PL.4	Palm In Landscape	DESIGN STANDARDS PAGE 126
PL.5	Palm In Tree Grate	DESIGN STANDARDS PAGE 127
PL.6	Groundcover Planting	SEE SHEET L2-01 AND L2-02
PL.7	Landscape Panel Planting	SEE SHEET L2-01
PL.8	Tree Trench	DESIGN STANDARDS PL.1 PAGE 123

BF	BARRIERS AND FENCING	
BF.1	Green Screen	DESIGN STANDARDS PAGE 128
BF.2	Landscape Panel Barrier A	DESIGN STANDARDS PAGE 128
BF.3	Landscape Panel Barrier B	DESIGN STANDARDS PAGE 129

MS	MISCELLANEOUS ELEMENTS	
MS.1	Bus Stop - Seating Zone/Shelter	DESIGN STANDARDS PAGE 129
MS.2	Future BRT Station	N/A - WORK BY OTHERS
MS.3	Shade Structure	REFER TO AR.1 ON PAGE 130
MS.4	Possible Wind Turbine Zone	DESIGN STANDARDS PAGE 130
MS.5	Union Park Project Signage Zone	N/A - WORK BY OTHERS

AR	OPPORTUNITIES FOR ART	
AR.1	Art Opportunity at Shade Structure	DESIGN STANDARDS PAGE 130
AR.2	Art Opportunity at Bus Stop	DESIGN STANDARDS PAGE 130
AR.3	Art Opportunity in Pavement Design	DESIGN STANDARDS PAGE 131
AR.4	Art Opportunity with Sculptural Element	DESIGN STANDARDS PAGE 131
AR.5	Art Opportunity with Supplemental Seating	DESIGN STANDARDS PAGE 131

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- Retain 10 foot pedestrian clear zone. Refer to Design Standards for clarification

CITY OF LAS VEGAS

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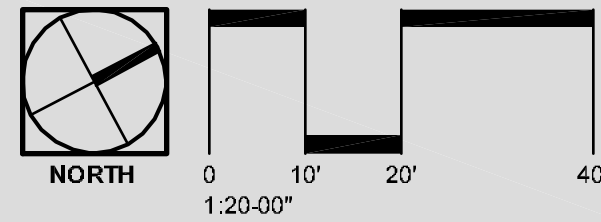
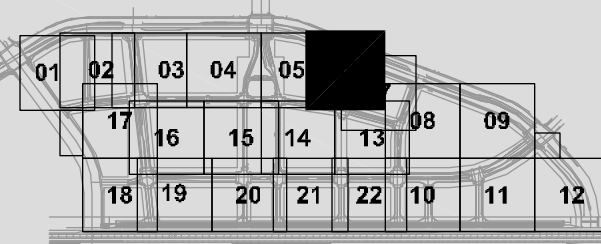
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SYMPHONY PARK
STREETSCAPE SCHEMATIC DESIGN



ISSUE DATE: November 9, 2007

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3	09/07/2007	PARCEL F/G PRIVATE ST.
4	11/09/2007	STREET LIGHTS
5	01/08/2008	FINAL EDITS
6	12/12/2008	SD NOTE ADDITION
7	06/05/2009	NAME REVISIONS

SCHEMATIC
DESIGN

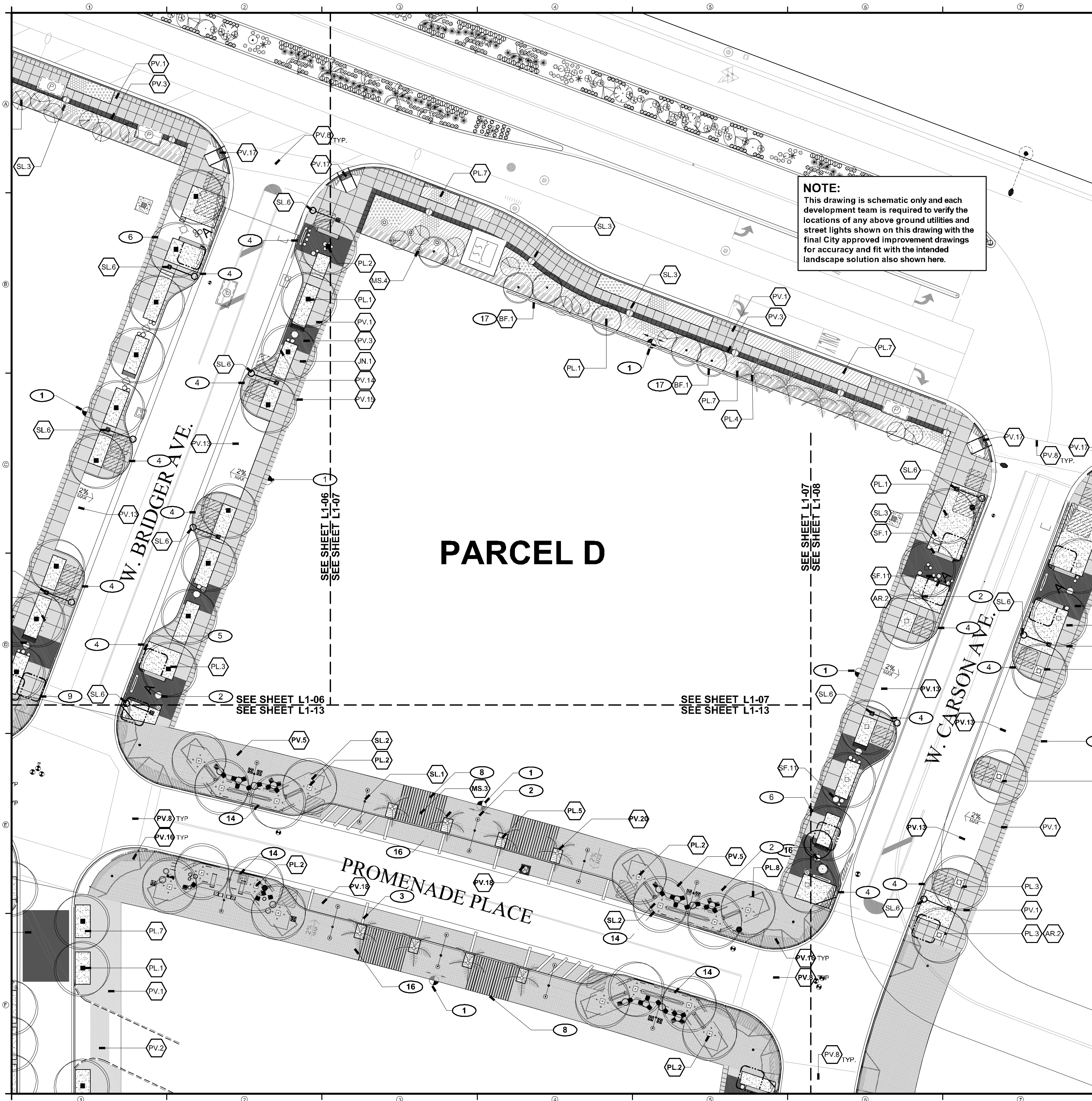
PROJECT NUMBER: 4035

PARCEL C (b)
SITE PLAN

SHEET NUMBER

L1-06

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NOTE:
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SITE DETAIL KEYNOTES:		
EX	EXISTING CONDITIONS	LOCATION
EX.1	Utility or Other Structure	N/A
EX.2	Traffic Signal	N/A
EX.3	Curb and Gutter	N/A
EX.4	Asphalt Paving	N/A
PV	PAVEMENTS, CURBS AND RAMPS	
PV.1	Cast In Place Concrete at Pedestrian Area	DESIGN STANDARDS PAGE 109
PV.2	Cast In Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.3	Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
PV.4	Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.5	Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
PV.6	Not Used	N/A
PV.7	Not Used	N/A
PV.8	Potential Arch.Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
PV.9	Not Used	N/A
PV.10	Not Used	N/A
PV.11	Spill Curb	SEE CIVIL DOCUMENTS
PV.12	Gutter Pan	SEE CIVIL DOCUMENTS
PV.13	Potential Driveway/Curb Cut	SEE CIVIL DOCUMENTS
PV.14	12" Concrete Access Strip	ILLUSTRATED IN DETAIL PL.1
PV.15	24" Concrete Buffer Strip	ILLUSTRATED IN DETAIL PL.1
PV.16	Accessible Ramp A	SEE CIVIL DOCUMENTS
PV.17	Accessible Ramp B	SEE RTC DOCUMENTS
PV.18	Special Asphalt Paving at Vehicular Area	SUBJECT TO FUTURE CITY DECISION
PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
PV.20	Tree Gate A	DESIGN STANDARDS PAGE 114
PV.21	Tree Gate B	DESIGN STANDARDS PAGE 115
JN	JOINTING	
JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116
SW	SITE WALLS/ EMBANKMENTS	
SW.1	Cast-In-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 116
SF	SITE FURNITURE	
SF.1	Project Bench	DESIGN STANDARDS PAGE 117
SF.2	Not Used	N/A
SF.3	Not Used	N/A
SF.4	Movable Tables and Chairs	DESIGN STANDARDS PAGE 118
SF.5	Not Used	N/A
SF.6	Not Used	N/A
SF.7	Trash Receptacle	DESIGN STANDARDS PAGE 118
SF.8	Drinking Fountain	DESIGN STANDARDS PAGE 119
SF.9	Bicycle Rack	DESIGN STANDARDS PAGE 119
SF.10	Newspaper Box	DESIGN STANDARDS PAGE 119
SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
SF.13	Bollard	DESIGN STANDARDS PAGE 121
SL	SITE LIGHTING	
SL.1	Promenade Light	REFER TO SHEET L3-03
SL.2	Up Light	DESIGN STANDARDS PAGE 121
SL.3	Pedestrian Light	REFER TO SHEET L3-04
SL.4	Down Light	DESIGN STANDARDS PAGE 122
SL.5	Street Light	N/A
SL.6	Street Light - Phase 2 - Proposed Location	N/A
PL	PLANTING AND LANDSCAPE	
PL.1	Street Tree In Landscape Panel	DESIGN STANDARDS PAGE 123
PL.2	Street Tree In Hardscape	DESIGN STANDARDS PAGE 124
PL.3	Street Tree In Tree Grate	DESIGN STANDARDS PAGE 125
PL.4	Palm In Landscape	DESIGN STANDARDS PAGE 126
PL.5	Palm In Tree Grate	DESIGN STANDARDS PAGE 127
PL.6	Groundcover Planting	SEE SHEET L2-01 AND L2-02
PL.7	Landscape Panel Planting	SEE SHEET L2-01
PL.8	Tree Trench	DESIGN STANDARDS PL.1 PAGE 123
BF	BARRIERS AND FENCING	
BF.1	Green Screen	DESIGN STANDARDS PAGE 128
BF.2	Landscape Panel Barrier A	DESIGN STANDARDS PAGE 128
BF.3	Landscape Panel Barrier B	DESIGN STANDARDS PAGE 129
MS	MISCELLANEOUS ELEMENTS	
MS.1	Bus Stop - Seating Zone/Shelter	DESIGN STANDARDS PAGE 129
MS.2	Future BRT Station	N/A - WORK BY OTHERS
MS.3	Shade Structure	REFER TO AR.1 ON PAGE 130
MS.4	Possible Wind Turbine Zone	DESIGN STANDARDS PAGE 130
MS.5	Union Park Project Signage Zone	N/A - WORK BY OTHERS
AR	OPPORTUNITIES FOR ART	
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AR.3	Art Opportunity in Pavement Design	DESIGN STANDARDS PAGE 131
AR.4	Art Opportunity with Sculptural Element	DESIGN STANDARDS PAGE 131
AR.5	Art Opportunity with Supplemental Seating	DESIGN STANDARDS PAGE 131

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CITY OF LAS VEGAS

NEWLAND COMMUNITIES

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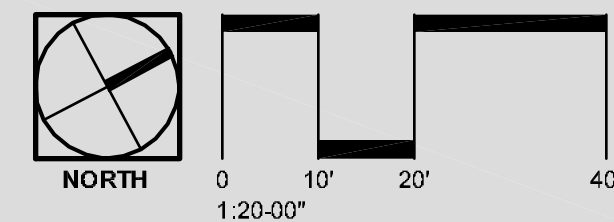
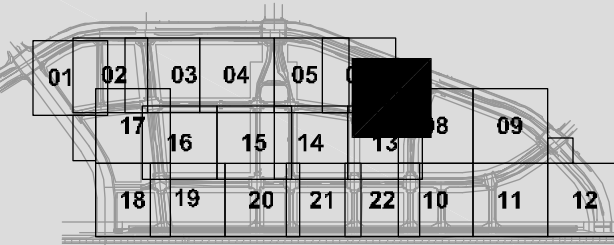
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SCHEMATIC
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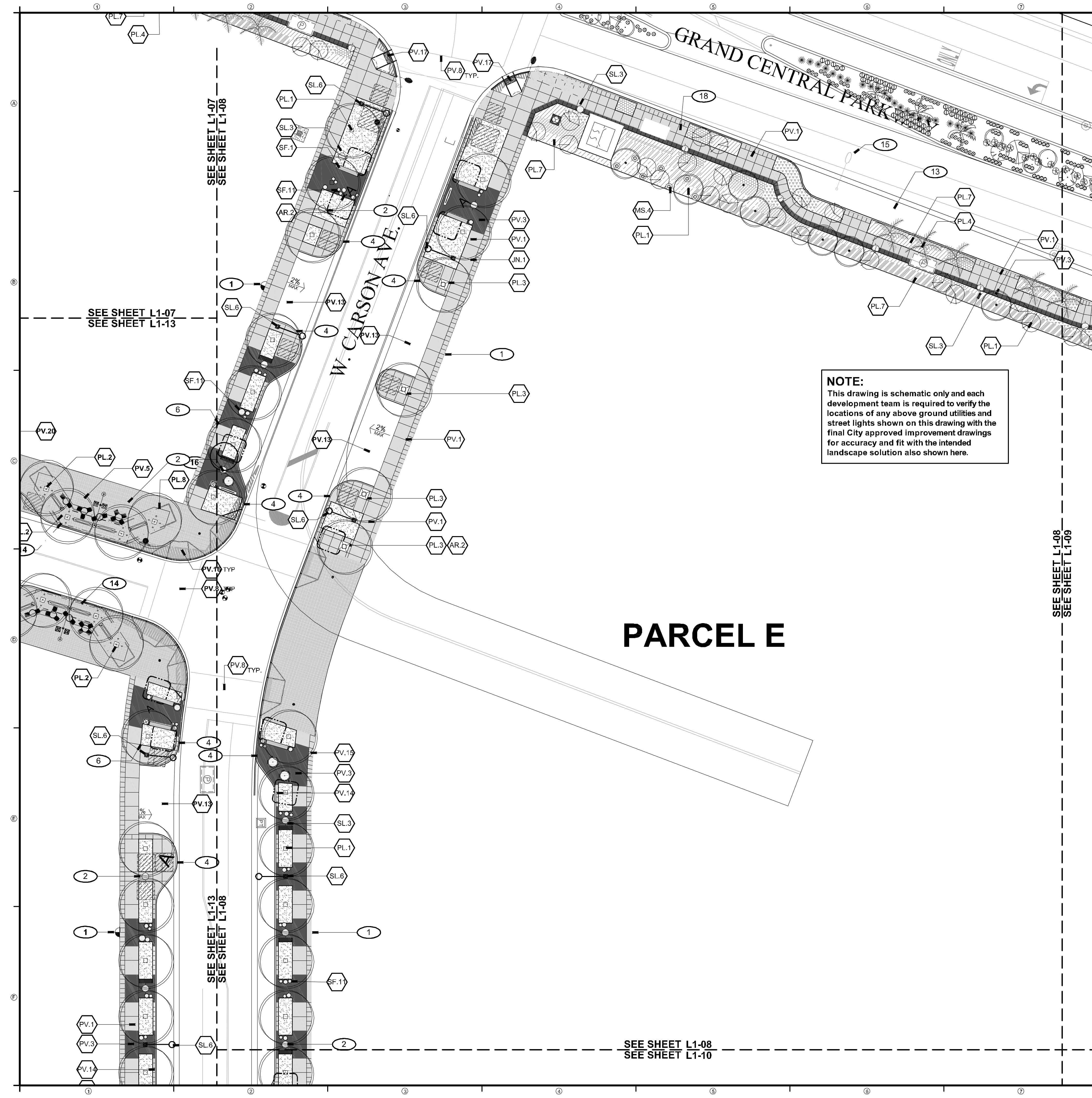
PROJECT NUMBER: 4035

PARCEL D
SITE PLAN

SHEET NUMBER

L1-07

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PV.4	Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
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PV.8	Potential Arch.Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
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JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116
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- SITE LAYOUT NOTES**
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 - Align on-street parallel parking with the streetscape layout module, e.g. street trees, pedestrian lights and landscape panels
 - Cut and remove existing curb. Install curb and gutter pan associated with service accesses and parking areas. Center driveway between street trees so to lose only one tree and eliminate no street or pedestrian lights
 - Align pavement jointing with curb and gutter jointing
 - Align corner of special paving, landscape panels and tree grate with intersecting score joints
 - Orient pedestrian handicap ramps perpendicular to streetscape
 - Symmetrically position potential shade structures between trees
 - Recommend corner entrances. Consider clipping corner of building to open up plaza area at intersection
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 - Consider matching Symphony Park hardscape, pedestrian lighting and planting systems in this area
 - Private road. Layout to be determined after vehicular access points are identified
 - Potential vehicular deceleration lane
 - Potential landscape panel zone - dependant on adjacent use
 - Coordinate curb and tree layout with BRT design
 - Retain 10 foot pedestrian clear zone. Refer to Design Standards for clarification

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NEWLAND COMMUNITIES

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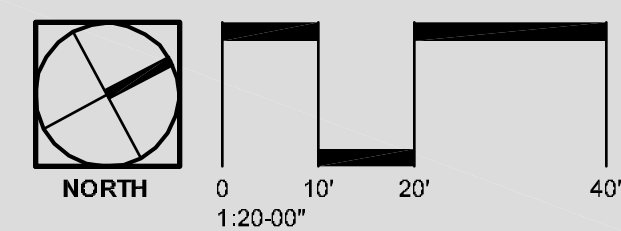
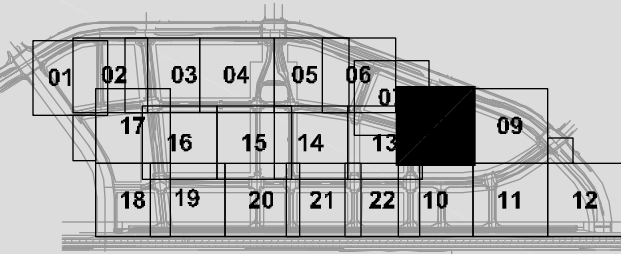
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SYMPHONY PARK
STREETSCAPE SCHEMATIC DESIGN



ISSUE DATE: November 9, 2007

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#	DATE	DESCRIPTION
1	07/10/2007	PROMENADE CLEAR ZONE
2	09/07/2007	PRIVATE STREET LIGHTING
3	09/07/2007	PARCEL F/G PRIVATE ST.
4	11/09/2007	STREET LIGHTS
5	01/08/2008	FINAL EDITS
6	12/12/2008	SD NOTE ADDITION
7	06/05/2009	NAME REVISIONS

SCHEMATIC
DESIGN

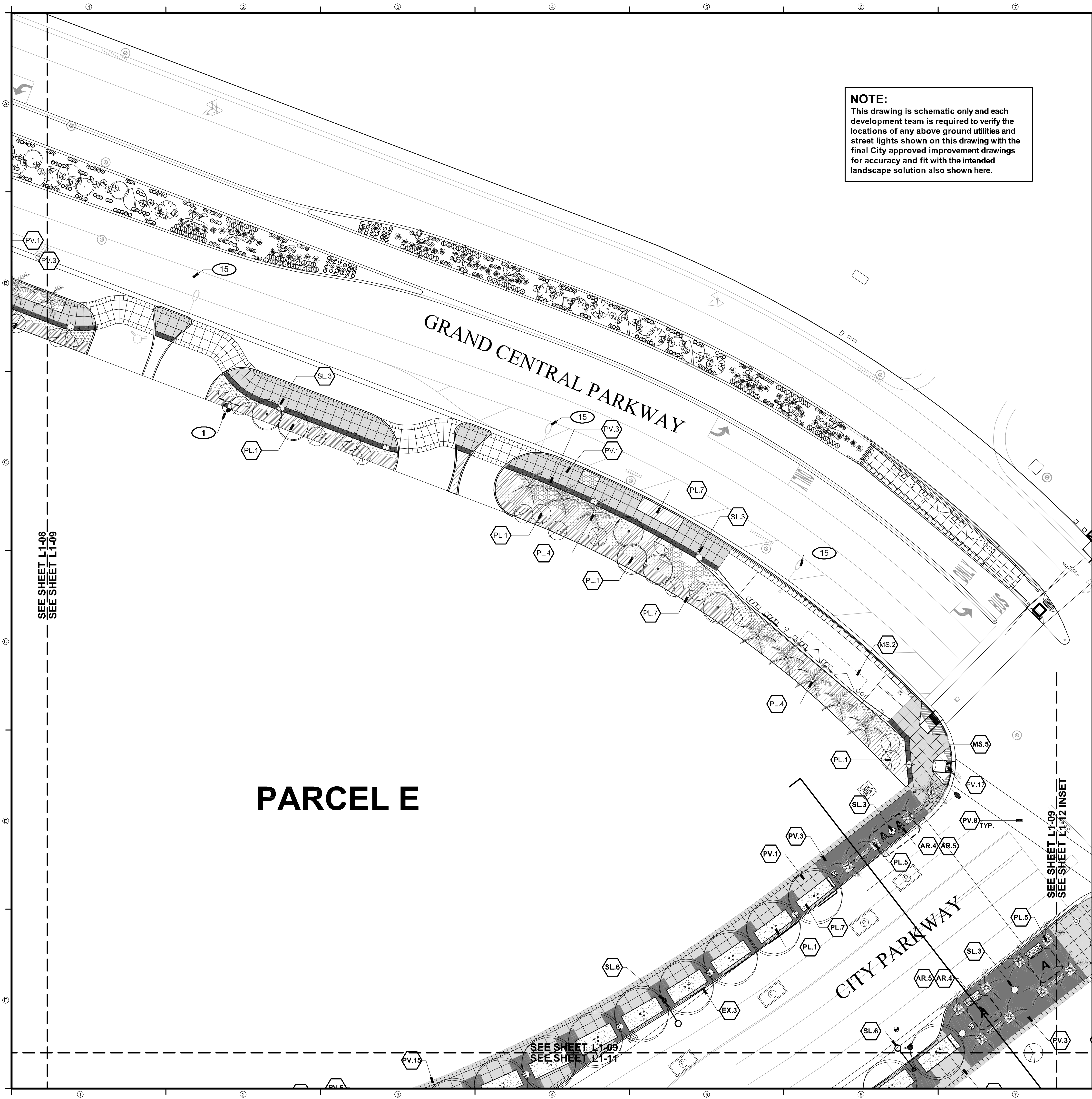
PROJECT NUMBER: 4035

PARCEL E (a)
SITE PLAN

SHEET NUMBER

L1-08

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SITE DETAIL KEYNOTES:

EX	EXISTING CONDITIONS	LOCATION
EX.1	Utility or Other Structure	N/A
EX.2	Traffic Signal	N/A
EX.3	Curb and Gutter	N/A
EX.4	Asphalt Paving	N/A

PV	PAVEMENTS, CURBS AND RAMPS	
PV.1	Cast In Place Concrete at Pedestrian Area	DESIGN STANDARDS PAGE 109
PV.2	Cast In Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.3	Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
PV.4	Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.5	Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
PV.6	Not Used	N/A
PV.7	Not Used	N/A
PV.8	Potential Arch.Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
PV.9	Not Used	N/A
PV.10	Not Used	N/A
PV.11	Spill Curb	SEE CIVIL DOCUMENTS
PV.12	Gutter Pan	SEE CIVIL DOCUMENTS
PV.13	Potential Driveway/Curb Cut	SEE CIVIL DOCUMENTS
PV.14	12" Concrete Access Strip	ILLUSTRATED IN DETAIL PL.1
PV.15	24" Concrete Buffer Strip	ILLUSTRATED IN DETAIL PL.1
PV.16	Accessible Ramp A	SEE CIVIL DOCUMENTS
PV.17	Accessible Ramp B	SEE RTC DOCUMENTS
PV.18	Special Asphalt Paving at Vehicular Area	SUBJECT TO FUTURE CITY DECISION
PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
PV.20	Tree Gate A	DESIGN STANDARDS PAGE 114
PV.21	Tree Gate B	DESIGN STANDARDS PAGE 115

JN	JOINTING	
JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116

SW	SITE WALLS/ EMBANKMENTS	
SW.1	Cast-In-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 116

SF	SITE FURNITURE	
SF.1	Project Bench	DESIGN STANDARDS PAGE 117
SF.2	Not Used	N/A
SF.3	Not Used	N/A
SF.4	Movable Tables and Chairs	DESIGN STANDARDS PAGE 118
SF.5	Not Used	N/A
SF.6	Not Used	N/A
SF.7	Trash Receptacle	DESIGN STANDARDS PAGE 118
SF.8	Drinking Fountain	DESIGN STANDARDS PAGE 119
SF.9	Bicycle Rack	DESIGN STANDARDS PAGE 119
SF.10	Newspaper Box	DESIGN STANDARDS PAGE 119
SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
SF.13	Bollard	DESIGN STANDARDS PAGE 121

SL	SITE LIGHTING	
SL.1	Promenade Light	REFER TO SHEET L3-03
SL.2	Up Light	DESIGN STANDARDS PAGE 121
SL.3	Pedestrian Light	REFER TO SHEET L3-04
SL.4	Down Light	DESIGN STANDARDS PAGE 122
SL.5	Street Light	N/A
SL.6	Street Light - Phase 2 - Proposed Location	N/A

PL	PLANTING AND LANDSCAPE	
PL.1	Street Tree In Landscape Panel	DESIGN STANDARDS PAGE 123
PL.2	Street Tree In Hardscape	DESIGN STANDARDS PAGE 124
PL.3	Street Tree In Tree Grate	DESIGN STANDARDS PAGE 125
PL.4	Palm In Landscape	DESIGN STANDARDS PAGE 126
PL.5	Palm In Tree Grate	DESIGN STANDARDS PAGE 127
PL.6	Groundcover Planting	SEE SHEET L2-01 AND L2-02
PL.7	Landscape Panel Planting	SEE SHEET L2-01
PL.8	Tree Trench	DESIGN STANDARDS PL.1 PAGE 123

BF	BARRIERS AND FENCING	
BF.1	Green Screen	DESIGN STANDARDS PAGE 128
BF.2	Landscape Panel Barrier A	DESIGN STANDARDS PAGE 128
BF.3	Landscape Panel Barrier B	DESIGN STANDARDS PAGE 129

MS	MISCELLANEOUS ELEMENTS	
MS.1	Bus Stop - Seating Zone/Shelter	DESIGN STANDARDS PAGE 129
MS.2	Future BRT Station	N/A - WORK BY OTHERS
MS.3	Shade Structure	REFER TO AR.1 ON PAGE 130
MS.4	Possible Wind Turbine Zone	DESIGN STANDARDS PAGE 130
MS.5	Union Park Project Signage Zone	N/A - WORK BY OTHERS

AR	OPPORTUNITIES FOR ART	
AR.1	Art Opportunity at Shade Structure	DESIGN STANDARDS PAGE 130
AR.2	Art Opportunity at Bus Stop	DESIGN STANDARDS PAGE 130
AR.3	Art Opportunity in Pavement Design	DESIGN STANDARDS PAGE 131
AR.4	Art Opportunity with Sculptural Element	DESIGN STANDARDS PAGE 131
AR.5	Art Opportunity with Supplemental Seating	DESIGN STANDARDS PAGE 131

SITE LAYOUT NOTES

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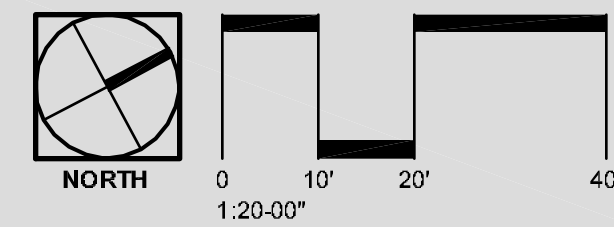
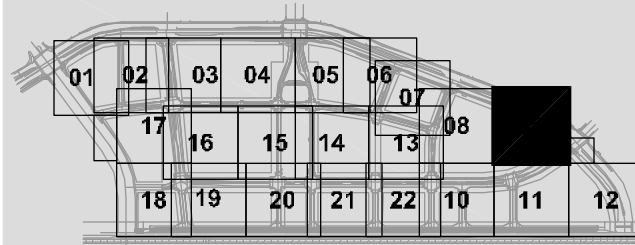
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SYMPHONY PARK
STREETSCAPE SCHEMATIC DESIGN



ISSUE DATE: November 9, 2007

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7	06/05/2009	NAME REVISIONS

SCHEMATIC
DESIGN

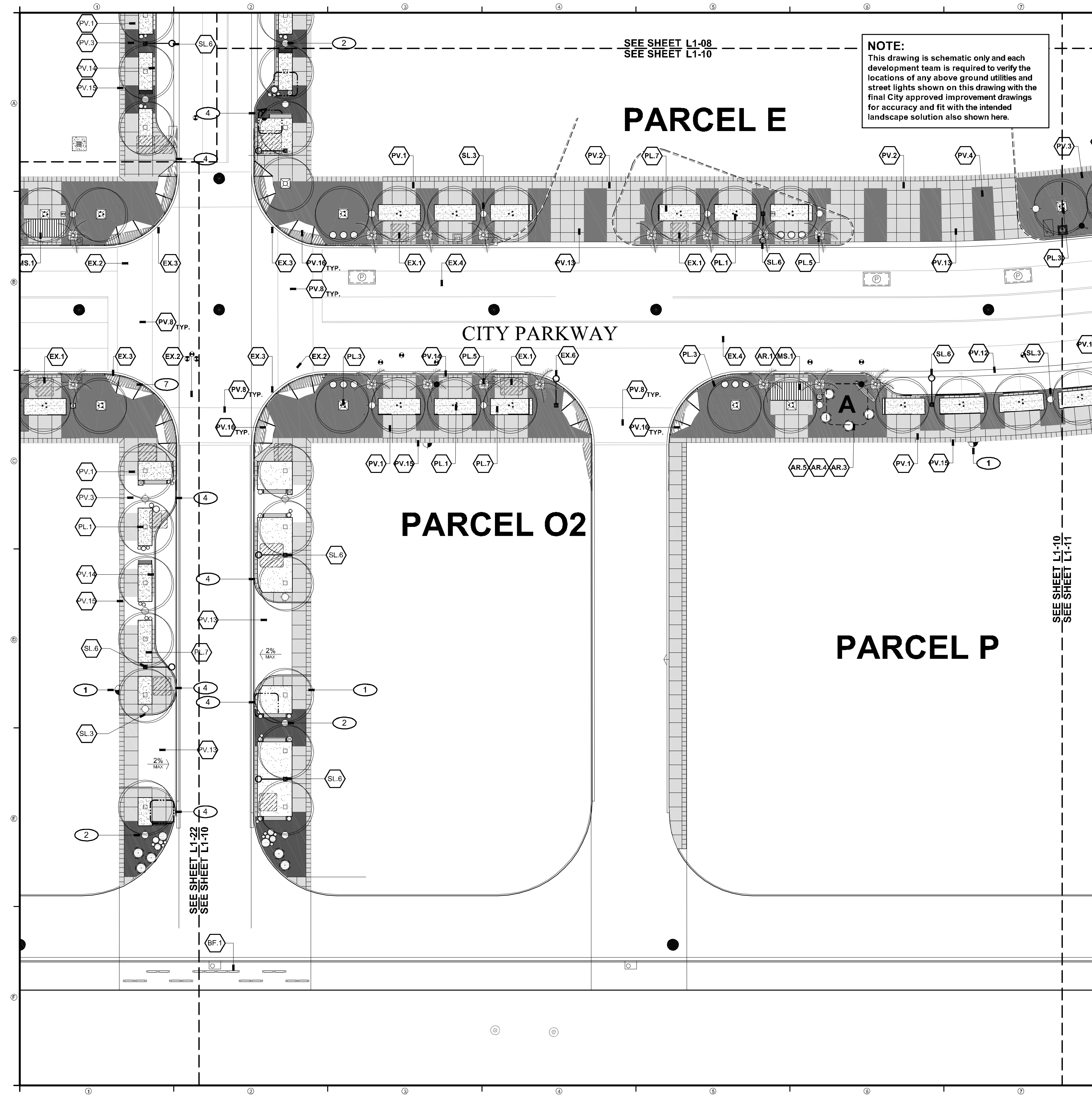
PROJECT NUMBER: 4035

PARCEL E (b)
SITE PLAN

SHEET NUMBER

L1-09

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SITE DETAIL KEYNOTES:		
EX	EXISTING CONDITIONS	LOCATION
EX.1	Utility or Other Structure	N/A
EX.2	Traffic Signal	N/A
EX.3	Curb and Gutter	N/A
EX.4	Asphalt Paving	N/A
PV	PAVEMENTS, CURBS AND RAMPS	
PV.1	Cast In Place Concrete at Pedestrian Area	DESIGN STANDARDS PAGE 109
PV.2	Cast In Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.3	Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
PV.4	Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.5	Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
PV.6	Not Used	N/A
PV.7	Not Used	N/A
PV.8	Potential Arch.Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
PV.9	Not Used	N/A
PV.10	Not Used	N/A
PV.11	Spill Curb	SEE CIVIL DOCUMENTS
PV.12	Gutter Pan	SEE CIVIL DOCUMENTS
PV.13	Potential Driveway/Curb Cut	SEE CIVIL DOCUMENTS
PV.14	12" Concrete Access Strip	ILLUSTRATED IN DETAIL PL.1
PV.15	24" Concrete Buffer Strip	ILLUSTRATED IN DETAIL PL.1
PV.16	Accessible Ramp A	SEE CIVIL DOCUMENTS
PV.17	Accessible Ramp B	SEE RTC DOCUMENTS
PV.18	Special Asphalt Paving at Vehicular Area	SUBJECT TO FUTURE CITY DECISION
PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
PV.20	Tree Gate A	DESIGN STANDARDS PAGE 114
PV.21	Tree Gate B	DESIGN STANDARDS PAGE 115
JN	JOINING	
JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116
SW	SITE WALLS/ EMBANKMENTS	
SW.1	Cast-In-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 116
SF	SITE FURNITURE	
SF.1	Project Bench	DESIGN STANDARDS PAGE 117
SF.2	Not Used	N/A
SF.3	Not Used	N/A
SF.4	Movable Tables and Chairs	DESIGN STANDARDS PAGE 118
SF.5	Not Used	N/A
SF.6	Not Used	N/A
SF.7	Trash Receptacle	DESIGN STANDARDS PAGE 118
SF.8	Drinking Fountain	DESIGN STANDARDS PAGE 119
SF.9	Bicycle Rack	DESIGN STANDARDS PAGE 119
SF.10	Newspaper Box	DESIGN STANDARDS PAGE 119
SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
SF.13	Bollard	DESIGN STANDARDS PAGE 121
SL	SITE LIGHTING	
SL.1	Promenade Light	REFER TO SHEET L3-03
SL.2	Up Light	DESIGN STANDARDS PAGE 121
SL.3	Pedestrian Light	REFER TO SHEET L3-04
SL.4	Down Light	DESIGN STANDARDS PAGE 122
SL.5	Street Light	N/A
SL.6	Street Light - Phase 2 - Proposed Location	N/A
PL	PLANTING AND LANDSCAPE	
PL.1	Street Tree In Landscape Panel	DESIGN STANDARDS PAGE 123
PL.2	Street Tree In Hardscape	DESIGN STANDARDS PAGE 124
PL.3	Street Tree In Tree Grate	DESIGN STANDARDS PAGE 125
PL.4	Palm In Landscape	DESIGN STANDARDS PAGE 126
PL.5	Palm In Tree Grate	DESIGN STANDARDS PAGE 127
PL.6	Groundcover Planting	SEE SHEET L2-01 AND L2-02
PL.7	Landscape Panel Planting	SEE SHEET L2-01
PL.8	Tree Trench	DESIGN STANDARDS PL.1 PAGE 123
BF	BARRIERS AND FENCING	
BF.1	Green Screen	DESIGN STANDARDS PAGE 128
BF.2	Landscape Panel Barrier A	DESIGN STANDARDS PAGE 128
BF.3	Landscape Panel Barrier B	DESIGN STANDARDS PAGE 129
MS	MISCELLANEOUS ELEMENTS	
MS.1	Bus Stop - Seating Zone/Shelter	DESIGN STANDARDS PAGE 129
MS.2	Future BRT Station	N/A - WORK BY OTHERS
MS.3	Shade Structure	REFER TO AR.1 ON PAGE 130
MS.4	Possible Wind Turbine Zone	DESIGN STANDARDS PAGE 130
MS.5	Union Park Project Signage Zone	N/A - WORK BY OTHERS
AR	OPPORTUNITIES FOR ART	
AR.1	Art Opportunity at Shade Structure	DESIGN STANDARDS PAGE 130
AR.2	Art Opportunity at Bus Stop	DESIGN STANDARDS PAGE 130
AR.3	Art Opportunity in Pavement Design	DESIGN STANDARDS PAGE 131
AR.4	Art Opportunity with Sculptural Element	DESIGN STANDARDS PAGE 131
AR.5	Art Opportunity with Supplemental Seating	DESIGN STANDARDS PAGE 131

SITE LAYOUT NOTES		
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6	Align corner of special paving, landscape panels and tree grate with intersecting score joints	
7	Orient pedestrian handicap ramps perpendicular to streetscape	
8	Symmetrically position potential shade structures between trees	
9	Recommend corner entrances. Consider clipping corner of building to open up plaza area at intersection	
10	All doors on this block face to be reassessed into architecture to insure adequate area for pedestrian circulation	
11	Consider matching Symphony Park hardscape, pedestrian lighting and planting systems in this area	
12	Private road. Layout to be determined after vehicular access points are identified	
13	Potential vehicular deceleration lane	
14	Potential landscape panel zone - dependant on adjacent use	
15	Coordinate curb and tree layout with BRT design	
16	Retain 10 foot pedestrian clear zone. Refer to Design Standards for clarification	

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STREETSCAPE SCHEMATIC DESIGN

ISSUE DATE: November 9, 2007

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6	12/12/2008	SD NOTE ADDITION
7	06/05/2009	NAME REVISIONS

SCHEMATIC DESIGN

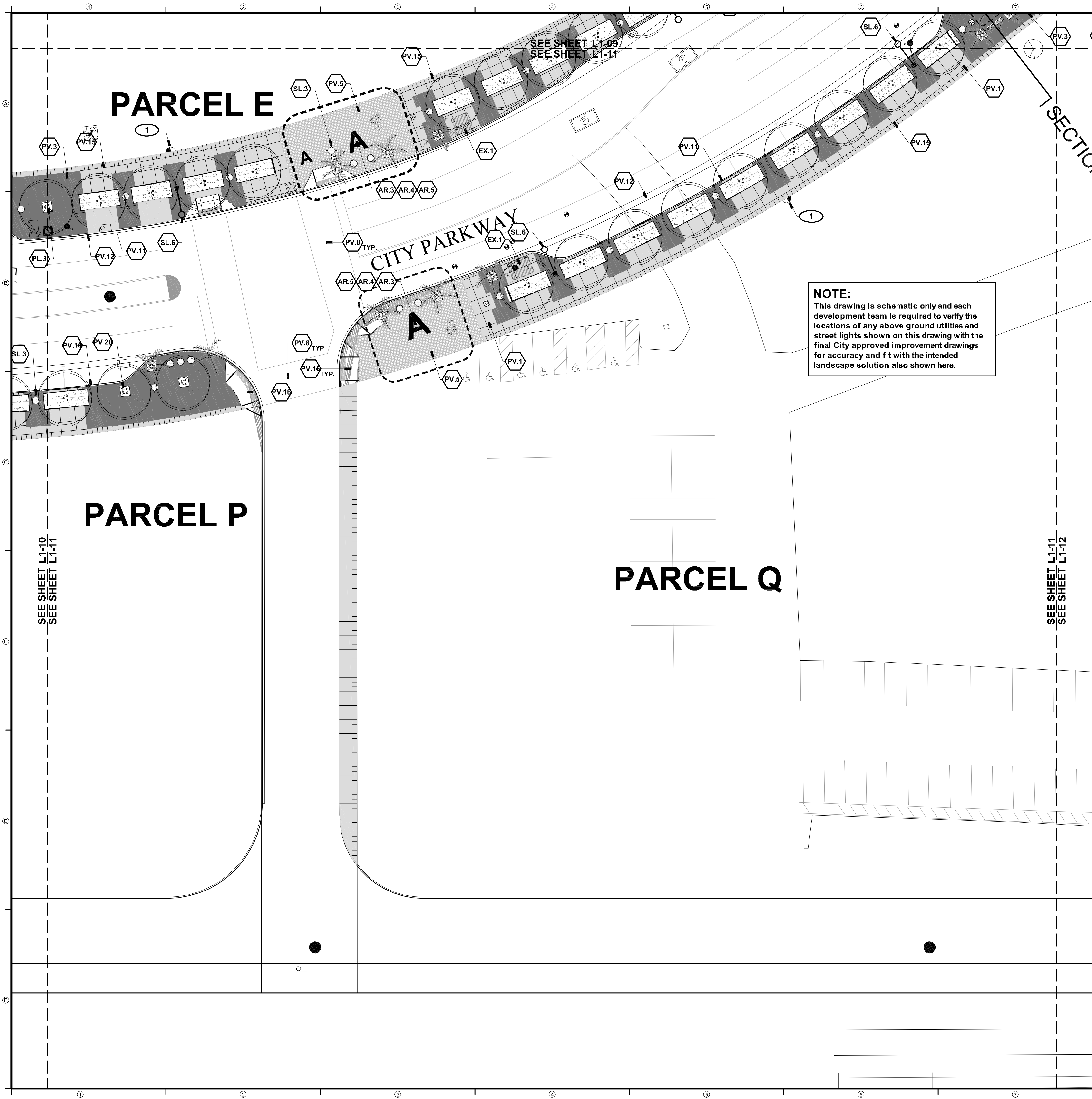
PROJECT NUMBER: 4035

PARCEL E (c), O2 AND P (a) SITE PLAN

SHEET NUMBER

L1-10

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SITE DETAIL KEYNOTES:

EX	EXISTING CONDITIONS	LOCATION
EX.1	Utility or Other Structure	N/A
EX.2	Traffic Signal	N/A
EX.3	Curb and Gutter	N/A
EX.4	Asphalt Paving	N/A

PV	PAVEMENTS, CURBS AND RAMPS	
PV.1	Cast In Place Concrete at Pedestrian Area	DESIGN STANDARDS PAGE 109
PV.2	Cast In Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.3	Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
PV.4	Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.5	Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
PV.6	Not Used	N/A
PV.7	Not Used	N/A
PV.8	Potential Arch.Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
PV.9	Not Used	N/A
PV.10	Not Used	N/A
PV.11	Spill Curb	SEE CIVIL DOCUMENTS
PV.12	Gutter Pan	SEE CIVIL DOCUMENTS
PV.13	Potential Driveway/Curb Cut	SEE CIVIL DOCUMENTS
PV.14	12" Concrete Access Strip	ILLUSTRATED IN DETAIL PL.1
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PV.16	Accessible Ramp A	SEE CIVIL DOCUMENTS
PV.17	Accessible Ramp B	SEE RTC DOCUMENTS
PV.18	Special Asphalt Paving at Vehicular Area	SUBJECT TO FUTURE CITY DECISION
PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
PV.20	Tree Gate A	DESIGN STANDARDS PAGE 114
PV.21	Tree Gate B	DESIGN STANDARDS PAGE 115

JN	JOINTING	
JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116

SW	SITE WALLS/ EMBANKMENTS	
SW.1	Cast-In-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 116

SF	SITE FURNITURE	
SF.1	Project Bench	DESIGN STANDARDS PAGE 117
SF.2	Not Used	N/A
SF.3	Not Used	N/A
SF.4	Movable Tables and Chairs	DESIGN STANDARDS PAGE 118
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SF.7	Trash Receptacle	DESIGN STANDARDS PAGE 118
SF.8	Drinking Fountain	DESIGN STANDARDS PAGE 119
SF.9	Bicycle Rack	DESIGN STANDARDS PAGE 119
SF.10	Newspaper Box	DESIGN STANDARDS PAGE 119
SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
SF.13	Bollard	DESIGN STANDARDS PAGE 121

SL	SITE LIGHTING	
SL.1	Promenade Light	REFER TO SHEET L3-03
SL.2	Up Light	DESIGN STANDARDS PAGE 121
SL.3	Pedestrian Light	REFER TO SHEET L3-04
SL.4	Down Light	DESIGN STANDARDS PAGE 122
SL.5	Street Light	N/A
SL.6	Street Light - Phase 2 - Proposed Location	N/A

PL	PLANTING AND LANDSCAPE	
PL.1	Street Tree In Landscape Panel	DESIGN STANDARDS PAGE 123
PL.2	Street Tree In Hardscape	DESIGN STANDARDS PAGE 124
PL.3	Street Tree In Tree Grate	DESIGN STANDARDS PAGE 125
PL.4	Palm In Landscape	DESIGN STANDARDS PAGE 126
PL.5	Palm In Tree Grate	DESIGN STANDARDS PAGE 127
PL.6	Groundcover Planting	SEE SHEET L2-01 AND L2-02
PL.7	Landscape Panel Planting	SEE SHEET L2-01
PL.8	Tree Trench	DESIGN STANDARDS PL.1 PAGE 123

BF	BARRIERS AND FENCING	
BF.1	Green Screen	DESIGN STANDARDS PAGE 128
BF.2	Landscape Panel Barrier A	DESIGN STANDARDS PAGE 128
BF.3	Landscape Panel Barrier B	DESIGN STANDARDS PAGE 129

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MS.1	Bus Stop - Seating Zone/Shelter	DESIGN STANDARDS PAGE 129
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CITY OF LAS VEGAS

NEWLAND COMMUNITIES

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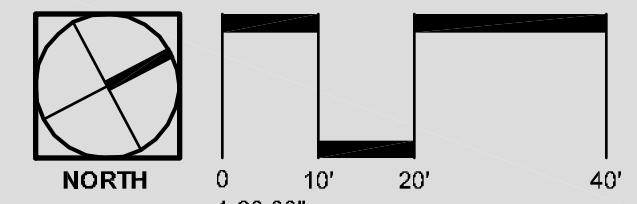
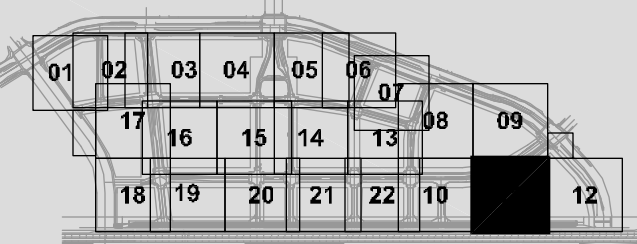
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STREETSCAPE SCHEMATIC DESIGN



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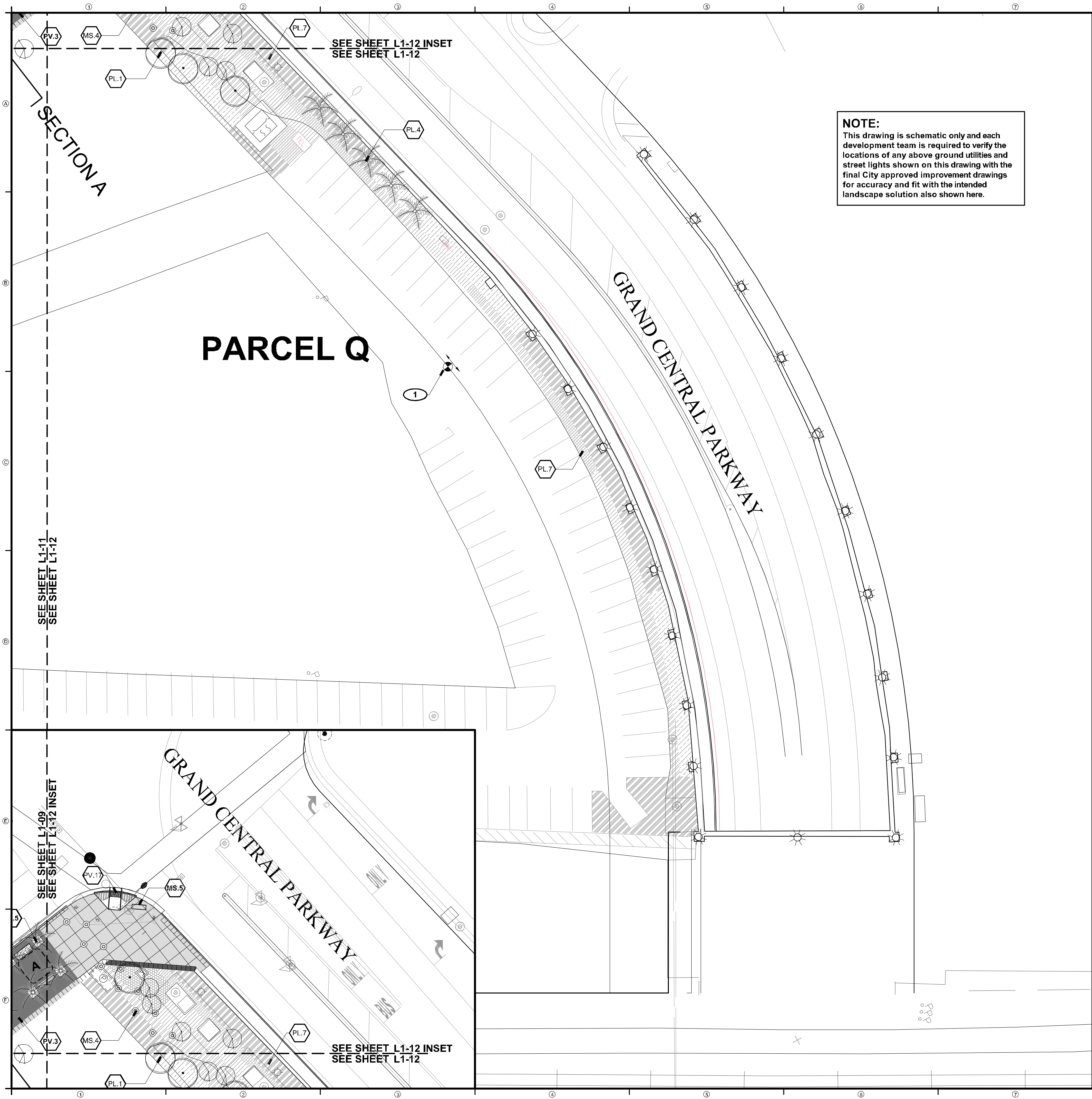
PROJECT NUMBER: 4035

PARCEL E (d), P (b)
AND Q (a) SITE PLAN

SHEET NUMBER

L1-11

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NOTE:
This drawing is schematic only and each development team is required to verify the locations of any above ground utilities and street lights shown on this drawing with the final City approved improvement drawings for accuracy and fit with the intended landscape solution also shown here.

SITE DETAIL KEYNOTES:

EX	EXISTING CONDITIONS	LOCATION
EX.1	Utility or Other Structure	N/A
EX.2	Traffic Signal	N/A
EX.3	Curb and Gutter	N/A
EX.4	Asphalt Paving	N/A

PV	PAVEMENTS, CURBS AND RAMPS	
PV.1	Cast In Place Concrete at Pedestrian Area	DESIGN STANDARDS PAGE 109
PV.2	Cast In Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.3	Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
PV.4	Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.5	Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
PV.6	Not Used	N/A
PV.7	Not Used	N/A
PV.8	Potential Arch.Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
PV.9	Not Used	N/A
PV.10	Not Used	N/A
PV.11	Spill Curb	SEE CIVIL DOCUMENTS
PV.12	Gutter Pan	SEE CIVIL DOCUMENTS
PV.13	Potential Driveway/Curb Cut	SEE CIVIL DOCUMENTS
PV.14	12" Concrete Access Strip	ILLUSTRATED IN DETAIL PL.1
PV.15	24" Concrete Buffer Strip	ILLUSTRATED IN DETAIL PL.1
PV.16	Accessible Ramp A	SEE CIVIL DOCUMENTS
PV.17	Accessible Ramp B	SEE RTC DOCUMENTS
PV.18	Special Asphalt Paving at Vehicular Area	SUBJECT TO FUTURE CITY DECISION
PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
PV.20	Tree Gate A	DESIGN STANDARDS PAGE 114
PV.21	Tree Gate B	DESIGN STANDARDS PAGE 115

JN	JOINTING	
JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116

SW	SITE WALLS/ EMBANKMENTS	
SW.1	Cast-In-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 116

SF	SITE FURNITURE	
SF.1	Project Bench	DESIGN STANDARDS PAGE 117
SF.2	Not Used	N/A
SF.3	Not Used	N/A
SF.4	Movable Tables and Chairs	DESIGN STANDARDS PAGE 118
SF.5	Not Used	N/A
SF.6	Not Used	N/A
SF.7	Trash Receptacle	DESIGN STANDARDS PAGE 118
SF.8	Drinking Fountain	DESIGN STANDARDS PAGE 119
SF.9	Bicycle Rack	DESIGN STANDARDS PAGE 119
SF.10	Newspaper Box	DESIGN STANDARDS PAGE 119
SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
SF.13	Bollard	DESIGN STANDARDS PAGE 121

SL	SITE LIGHTING	
SL.1	Promenade Light	REFER TO SHEET L3-03
SL.2	Up Light	DESIGN STANDARDS PAGE 121
SL.3	Pedestrian Light	REFER TO SHEET L3-04
SL.4	Down Light	DESIGN STANDARDS PAGE 122
SL.5	Street Light	N/A
SL.6	Street Light - Phase 2 - Proposed Location	N/A

PL	PLANTING AND LANDSCAPE	
PL.1	Street Tree In Landscape Panel	DESIGN STANDARDS PAGE 123
PL.2	Street Tree In Hardscape	DESIGN STANDARDS PAGE 124
PL.3	Street Tree In Tree Grate	DESIGN STANDARDS PAGE 125
PL.4	Palm In Landscape	DESIGN STANDARDS PAGE 126
PL.5	Palm In Tree Grate	DESIGN STANDARDS PAGE 127
PL.6	Groundcover Planting	SEE SHEET L2-01 AND L2-02
PL.7	Landscape Panel Planting	SEE SHEET L2-01
PL.8	Tree Trench	DESIGN STANDARDS PL.1 PAGE 123

BF	BARRIERS AND FENCING	
BF.1	Green Screen	DESIGN STANDARDS PAGE 128
BF.2	Landscape Panel Barrier A	DESIGN STANDARDS PAGE 128
BF.3	Landscape Panel Barrier B	DESIGN STANDARDS PAGE 129

MS	MISCELLANEOUS ELEMENTS	
MS.1	Bus Stop - Seating Zone/Shelter	DESIGN STANDARDS PAGE 129
MS.2	Future BRT Station	N/A - WORK BY OTHERS
MS.3	Shade Structure	REFER TO AR.1 ON PAGE 130
MS.4	Possible Wind Turbine Zone	DESIGN STANDARDS PAGE 130
MS.5	Union Park Project Signage Zone	N/A - WORK BY OTHERS

AR	OPPORTUNITIES FOR ART	
AR.1	Art Opportunity at Shade Structure	DESIGN STANDARDS PAGE 130
AR.2	Art Opportunity at Bus Stop	DESIGN STANDARDS PAGE 130
AR.3	Art Opportunity in Pavement Design	DESIGN STANDARDS PAGE 131
AR.4	Art Opportunity with Sculptural Element	DESIGN STANDARDS PAGE 131
AR.5	Art Opportunity with Supplemental Seating	DESIGN STANDARDS PAGE 131

SITE LAYOUT NOTES

- 1 Center point of streetscape module layout system for block face. The 2' streetscape layout module flows in both directions from this point
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- 4 Cut and remove existing curb. Install curb and gutter pan associated with service accesses and parking areas. Center driveway between street trees so to lose only one tree and eliminate no street or pedestrian lights
- 5 Align pavement jointing with curb and gutter jointing
- 6 Align corner of special paving, landscape panels and tree grate with intersecting score joints
- 7 Orient pedestrian handicap ramps perpendicular to streetscape
- 8 Symmetrically position potential shade structures between trees
- 9 Recommend corner entrances. Consider clipping corner of building to open up plaza area at intersection
- 10 All doors on this block face to be reassessed into architecture to insure adequate area for pedestrian circulation
- 11 Consider matching Symphony Park hardscape, pedestrian lighting and planting systems in this area
- 12 Private road. Layout to be determined after vehicular access points are identified
- 13 Potential vehicular deceleration lane
- 14 Potential landscape panel zone - dependant on adjacent use
- 15 Coordinate curb and tree layout with BRT design
- 16 Retain 10 foot pedestrian clear zone. Refer to Design Standards for clarification

CITY OF LAS VEGAS

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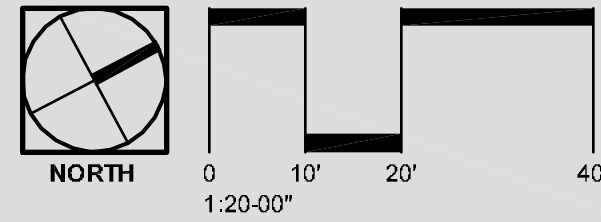
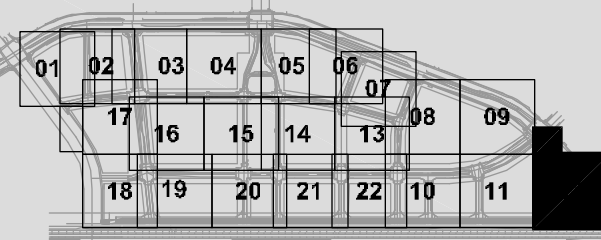
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SYMPHONY PARK
STREETSCAPE SCHEMATIC DESIGN



ISSUE DATE: November 9, 2007
THIS PACKAGE REPRESENTS 100% SCHEMATIC STREETSCAPE DESIGN. THIS WORK IS CO-ORDINATED WITH AN IN-PROGRESS ENGINEERING BASE. THIS ENGINEERING BASE IS SUBJECT TO CHANGE AND REFINEMENTS DO TO CITY REVIEW.

#	DATE	DESCRIPTION
1	07/10/2007	PROMENADE CLEAR ZONE
2	09/07/2007	PRIVATE STREET LIGHTING
3	09/07/2007	PARCEL FIG PRIVATE ST.
4	11/09/2007	STREET LIGHTS
5	01/08/2008	FINAL EDITS
6	12/12/2008	SD NOTE ADDITION
7	06/05/2009	NAME REVISIONS

SCHEMATIC
DESIGN

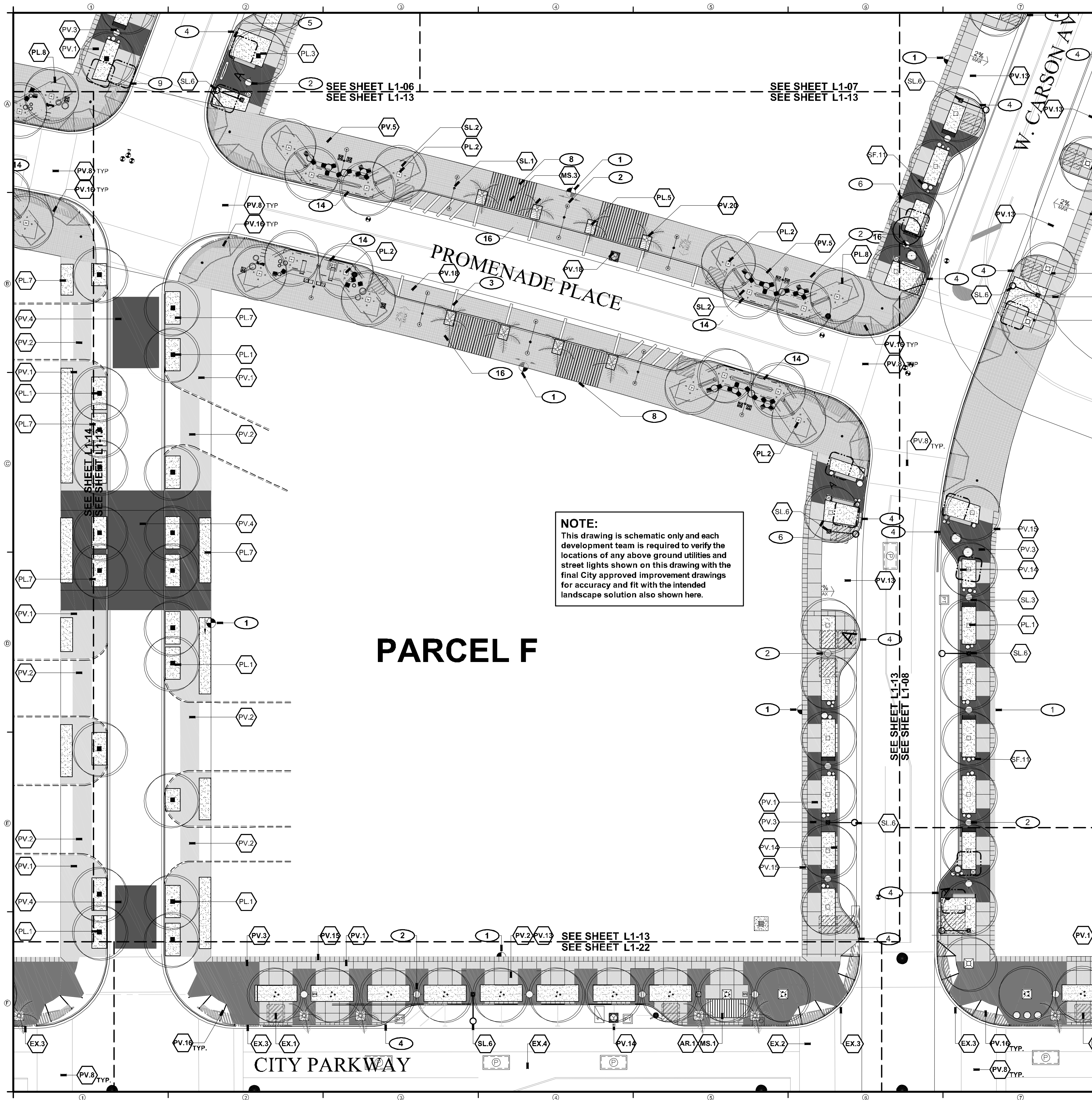
PROJECT NUMBER: 4035

PARCEL Q (b)
SITE PLAN

SHEET NUMBER

L1-12

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SITE DETAIL KEYNOTES:

EX	EXISTING CONDITIONS	LOCATION
EX.1	Utility or Other Structure	N/A
EX.2	Traffic Signal	N/A
EX.3	Curb and Gutter	N/A
EX.4	Asphalt Paving	N/A

PV	PAVEMENTS, CURBS AND RAMPS	LOCATION
PV.1	Cast In Place Concrete at Pedestrian Area	DESIGN STANDARDS PAGE 109
PV.2	Cast In Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.3	Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
PV.4	Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.5	Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
PV.6	Not Used	N/A
PV.7	Not Used	N/A
PV.8	Potential Arch Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
PV.9	Not Used	N/A
PV.10	Not Used	N/A
PV.11	Spill Curb	SEE CIVIL DOCUMENTS
PV.12	Gutter Pan	SEE CIVIL DOCUMENTS
PV.13	Potential Driveway/Curb Cut	SEE CIVIL DOCUMENTS
PV.14	12" Concrete Access Strip	ILLUSTRATED IN DETAIL PL.1
PV.15	24" Concrete Buffer Strip	ILLUSTRATED IN DETAIL PL.1
PV.16	Accessible Ramp A	SEE CIVIL DOCUMENTS
PV.17	Accessible Ramp B	SEE RTC DOCUMENTS
PV.18	Special Asphalt Paving at Vehicular Area	SUBJECT TO FUTURE CITY DECISION
PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
PV.20	Tree Gate A	DESIGN STANDARDS PAGE 114
PV.21	Tree Gate B	DESIGN STANDARDS PAGE 115

JN	JOINING	LOCATION
JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116

SW	SITE WALLS/ EMBANKMENTS	LOCATION
SW.1	Cast-In-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 116

SF	SITE FURNITURE	LOCATION
SF.1	Project Bench	DESIGN STANDARDS PAGE 117
SF.2	Not Used	N/A
SF.3	Not Used	N/A
SF.4	Movable Tables and Chairs	DESIGN STANDARDS PAGE 118
SF.5	Not Used	N/A
SF.6	Not Used	N/A
SF.7	Trash Receptacle	DESIGN STANDARDS PAGE 118
SF.8	Drinking Fountain	DESIGN STANDARDS PAGE 119
SF.9	Bicycle Rack	DESIGN STANDARDS PAGE 119
SF.10	Newspaper Box	DESIGN STANDARDS PAGE 119
SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
SF.13	Bollard	DESIGN STANDARDS PAGE 121

SL	SITE LIGHTING	LOCATION
SL.1	Promenade Light	REFER TO SHEET L3-03
SL.2	Up Light	DESIGN STANDARDS PAGE 121
SL.3	Pedestrian Light	REFER TO SHEET L3-04
SL.4	Down Light	DESIGN STANDARDS PAGE 122
SL.5	Street Light	N/A
SL.6	Street Light - Phase 2 - Proposed Location	N/A

PL	PLANTING AND LANDSCAPE	LOCATION
PL.1	Street Tree In Landscape Panel	DESIGN STANDARDS PAGE 123
PL.2	Street Tree In Hardscape	DESIGN STANDARDS PAGE 124
PL.3	Street Tree In Tree Grate	DESIGN STANDARDS PAGE 125
PL.4	Palm In Landscape	DESIGN STANDARDS PAGE 126
PL.5	Palm In Tree Grate	DESIGN STANDARDS PAGE 127
PL.6	Groundcover Planting	SEE SHEET L2-01 AND L2-02
PL.7	Landscape Panel Planting	SEE SHEET L2-01
PL.8	Tree Trench	DESIGN STANDARDS PL.1 PAGE 123

BF	BARRIERS AND FENCING	LOCATION
BF.1	Green Screen	DESIGN STANDARDS PAGE 128
BF.2	Landscape Panel Barrier A	DESIGN STANDARDS PAGE 128
BF.3	Landscape Panel Barrier B	DESIGN STANDARDS PAGE 129

MS	MISCELLANEOUS ELEMENTS	LOCATION
MS.1	Bus Stop - Seating Zone/Shelter	DESIGN STANDARDS PAGE 129
MS.2	Future BRT Station	N/A - WORK BY OTHERS
MS.3	Shade Structure	REFER TO AR.1 ON PAGE 130
MS.4	Possible Wind Turbine Zone	DESIGN STANDARDS PAGE 130
MS.5	Union Park Project Signage Zone	N/A - WORK BY OTHERS

AR	OPPORTUNITIES FOR ART	LOCATION
AR.1	Art Opportunity at Shade Structure	DESIGN STANDARDS PAGE 130
AR.2	Art Opportunity at Bus Stop	DESIGN STANDARDS PAGE 130
AR.3	Art Opportunity in Pavement Design	DESIGN STANDARDS PAGE 131
AR.4	Art Opportunity with Sculptural Element	DESIGN STANDARDS PAGE 131
AR.5	Art Opportunity with Supplemental Seating	DESIGN STANDARDS PAGE 131

SITE LAYOUT NOTES

- Center point of streetscape module layout system for block face. The 2' streetscape layout module flows in both directions from this point
- Align pedestrian lights with street trees and street lights. Center pedestrian lights between street trees
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- Align corner of special paving, landscape panels and tree grate with intersecting score joints
- Orient pedestrian handicap ramps perpendicular to streetscape
- Symmetrically position potential shade structures between trees
- Recommend corner entrances. Consider clipping corner of building to open up plaza area at intersection
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- Potential vehicular deceleration lane
- Potential landscape panel zone - dependant on adjacent use
- Coordinate curb and tree layout with BRT design
- Retain 10 foot pedestrian clear zone. Refer to Design Standards for clarification

CITY OF LAS VEGAS

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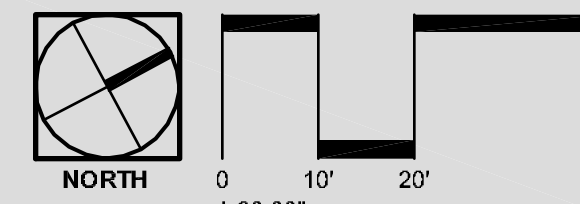
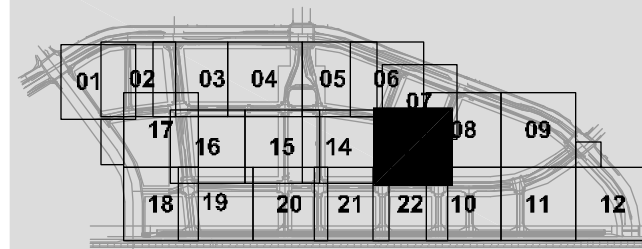
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SYMPHONY PARK
STREETSCAPE SCHEMATIC DESIGN



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SCHEMATIC
DESIGN

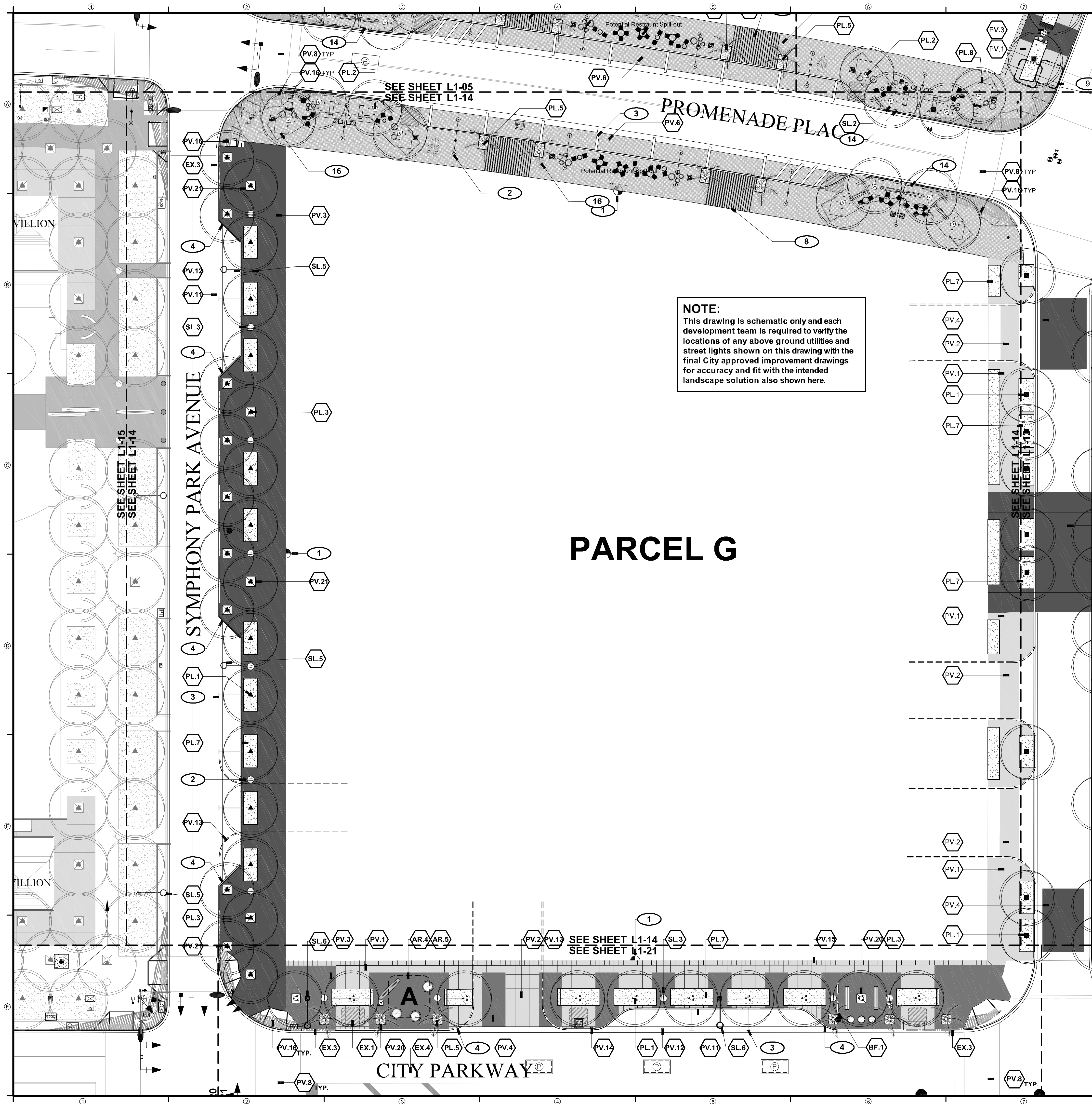
PROJECT NUMBER: 4035

PARCEL F
SITE PLAN

SHEET NUMBER

L1-13

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NOTE:
This drawing is schematic only and each development team is required to verify the locations of any above ground utilities and street lights shown on this drawing with the final City approved improvement drawings for accuracy and fit with the intended landscape solution also shown here.

SITE DETAIL KEYNOTES:

EX	EXISTING CONDITIONS	LOCATION
EX.1	Utility or Other Structure	N/A
EX.2	Traffic Signal	N/A
EX.3	Curb and Gutter	N/A
EX.4	Asphalt Paving	N/A
PV	PAVEMENTS, CURBS AND RAMPS	
PV.1	Cast In Place Concrete at Pedestrian Area	DESIGN STANDARDS PAGE 109
PV.2	Cast In Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.3	Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
PV.4	Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.5	Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
PV.6	Not Used	N/A
PV.7	Not Used	N/A
PV.8	Potential Arch Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
PV.9	Not Used	N/A
PV.10	Not Used	N/A
PV.11	Spill Curb	SEE CIVIL DOCUMENTS
PV.12	Gutter Pan	SEE CIVIL DOCUMENTS
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PV.17	Accessible Ramp B	SEE RTC DOCUMENTS
PV.18	Special Asphalt Paving at Vehicular Area	SUBJECT TO FUTURE CITY DECISION
PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
PV.20	Tree Gate A	DESIGN STANDARDS PAGE 114
PV.21	Tree Gate B	DESIGN STANDARDS PAGE 115
JN	JOINTING	
JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116
SW	SITE WALLS/ EMBANKMENTS	
SW.1	Cast-In-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 116
SF	SITE FURNITURE	
SF.1	Project Bench	DESIGN STANDARDS PAGE 117
SF.2	Not Used	N/A
SF.3	Not Used	N/A
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SF.5	Not Used	N/A
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SF.9	Bicycle Rack	DESIGN STANDARDS PAGE 119
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SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
SF.13	Bollard	DESIGN STANDARDS PAGE 121
SL	SITE LIGHTING	
SL.1	Promenade Light	REFER TO SHEET L3-03
SL.2	Up Light	DESIGN STANDARDS PAGE 121
SL.3	Pedestrian Light	REFER TO SHEET L3-04
SL.4	Down Light	DESIGN STANDARDS PAGE 122
SL.5	Street Light	N/A
SL.6	Street Light - Phase 2 - Proposed Location	N/A
PL	PLANTING AND LANDSCAPE	
PL.1	Street Tree In Landscape Panel	DESIGN STANDARDS PAGE 123
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PL.3	Street Tree In Tree Grate	DESIGN STANDARDS PAGE 125
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PL.5	Palm In Tree Grate	DESIGN STANDARDS PAGE 127
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CITY OF LAS VEGAS

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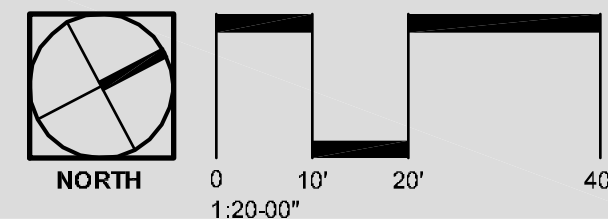
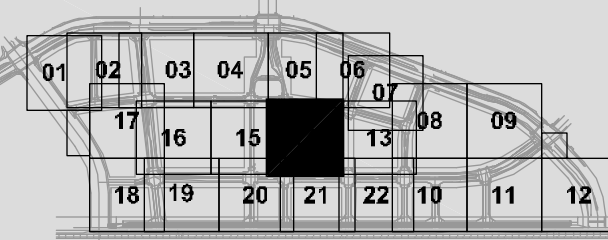
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SCHEMATIC
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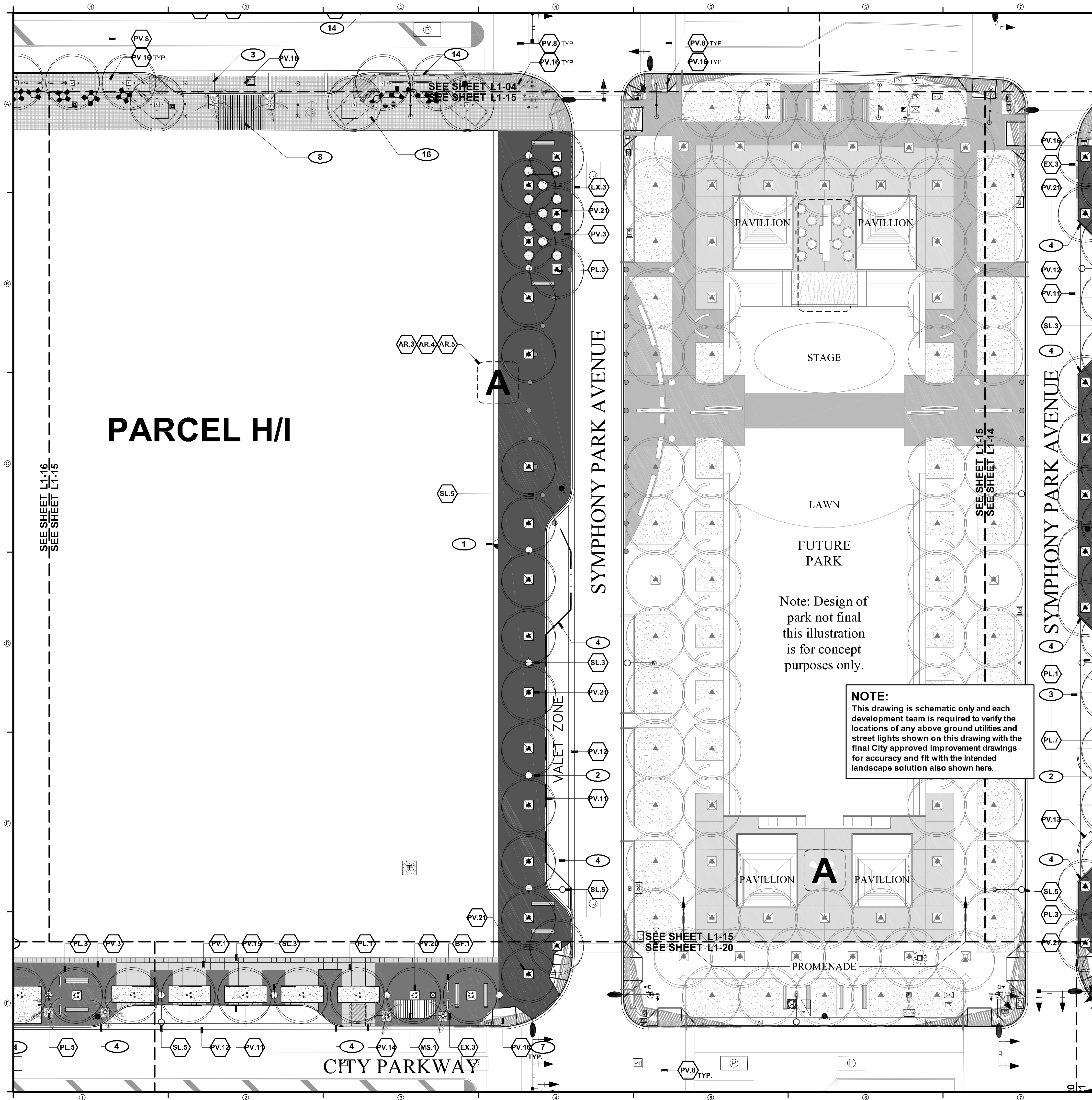
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PARCEL G
SITE PLAN

SHEET NUMBER

L1-14

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SITE DETAIL KEYNOTES:		
EX	EXISTING CONDITIONS	LOCATION
EX.1	Utility or Other Structure	N/A
EX.2	Traffic Signal	N/A
EX.3	Curb and Gutter	N/A
EX.4	Asphalt Paving	N/A
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PV.8	Potential Arch.Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
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JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
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SF.3	Not Used	N/A
SF.4	Movable Tables and Chairs	DESIGN STANDARDS PAGE 118
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SF.10	Newspaper Box	DESIGN STANDARDS PAGE 119
SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
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SL.2	Up Light	DESIGN STANDARDS PAGE 121
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SL.4	Down Light	DESIGN STANDARDS PAGE 122
SL.5	Street Light	N/A
SL.6	Street Light - Phase 2 - Proposed Location	N/A
PL	PLANTING AND LANDSCAPE	
PL.1	Street Tree In Landscape Panel	DESIGN STANDARDS PAGE 123
PL.2	Street Tree In Hardscape	DESIGN STANDARDS PAGE 124
PL.3	Street Tree In Tree Grate	DESIGN STANDARDS PAGE 125
PL.4	Palm In Landscape	DESIGN STANDARDS PAGE 126
PL.5	Palm In Tree Grate	DESIGN STANDARDS PAGE 127
PL.6	Groundcover Planting	SEE SHEET L2-01 AND L2-02
PL.7	Landscape Panel Planting	SEE SHEET L2-01
PL.8	Tree Trench	DESIGN STANDARDS PL.1 PAGE 123
BF	BARRIERS AND FENCING	
BF.1	Green Screen	DESIGN STANDARDS PAGE 128
BF.2	Landscape Panel Barrier A	DESIGN STANDARDS PAGE 128
BF.3	Landscape Panel Barrier B	DESIGN STANDARDS PAGE 129
MS	MISCELLANEOUS ELEMENTS	
MS.1	Bus Stop - Seating Zone/Shelter	DESIGN STANDARDS PAGE 129
MS.2	Future BRT Station	N/A - WORK BY OTHERS
MS.3	Shade Structure	REFER TO AR.1 ON PAGE 130
MS.4	Possible Wind Turbine Zone	DESIGN STANDARDS PAGE 130
MS.5	Union Park Project Signage Zone	N/A - WORK BY OTHERS
AR	OPPORTUNITIES FOR ART	
AR.1	Art Opportunity at Shade Structure	DESIGN STANDARDS PAGE 130
AR.2	Art Opportunity at Bus Stop	DESIGN STANDARDS PAGE 130
AR.3	Art Opportunity in Pavement Design	DESIGN STANDARDS PAGE 131
AR.4	Art Opportunity with Sculptural Element	DESIGN STANDARDS PAGE 131
AR.5	Art Opportunity with Supplemental Seating	DESIGN STANDARDS PAGE 131
SITE LAYOUT NOTES		
1	Center point of streetscape module layout system for block face. The 2' streetscape layout module flows in both directions from this point	
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3	Align on-street parallel parking with the streetscape layout module, e.g. street trees, pedestrian lights and landscape panels	
4	Cut and remove existing curb. Install curb and gutter pan associated with service accesses and parking areas. Center driveway between street trees so to lose only one tree and eliminate no street or pedestrian lights	
5	Align pavement jointing with curb and gutter jointing	
6	Align corner of special paving, landscape panels and tree grate with intersecting score joints	
7	Orient pedestrian handicap ramps perpendicular to streetscape	
8	Symmetrically position potential shade structures between trees	
9	Recommend corner entrances. Consider clipping corner of building to open up plaza area at intersection	
10	All doors on this block face to be reassessed into architecture to insure adequate area for pedestrian circulation	
11	Consider matching Symphony Park hardscape, pedestrian lighting and planting systems in this area	
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13	Potential vehicular deceleration lane	
14	Potential landscape panel zone - dependant on adjacent use	
15	Coordinate curb and tree layout with BRT design	
16	Retain 10 foot pedestrian clear zone. Refer to Design Standards for clarification	

CITY OF LAS VEGAS

NEWLAND COMMUNITIES

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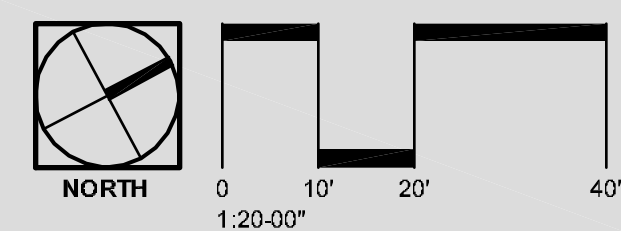
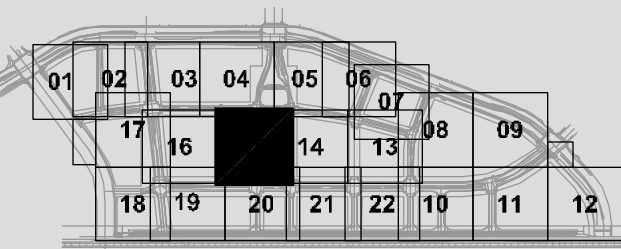
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SYMPHONY PARK
STREETSCAPE SCHEMATIC DESIGN



ISSUE DATE: November 9, 2007

THIS PACKAGE REPRESENTS 100% SCHEMATIC
STREETSCAPE DESIGN. THIS WORK IS CO-
ORDINATED WITH AN IN-PROGRESS ENGINEERING
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#	DATE	DESCRIPTION
1	07/10/2007	PROMENADE CLEAR ZONE
2	09/07/2007	PRIVATE STREET LIGHTING
3	09/07/2007	PARCEL F/G PRIVATE ST.
4	11/09/2007	STREET LIGHTS
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SCHEMATIC
DESIGN

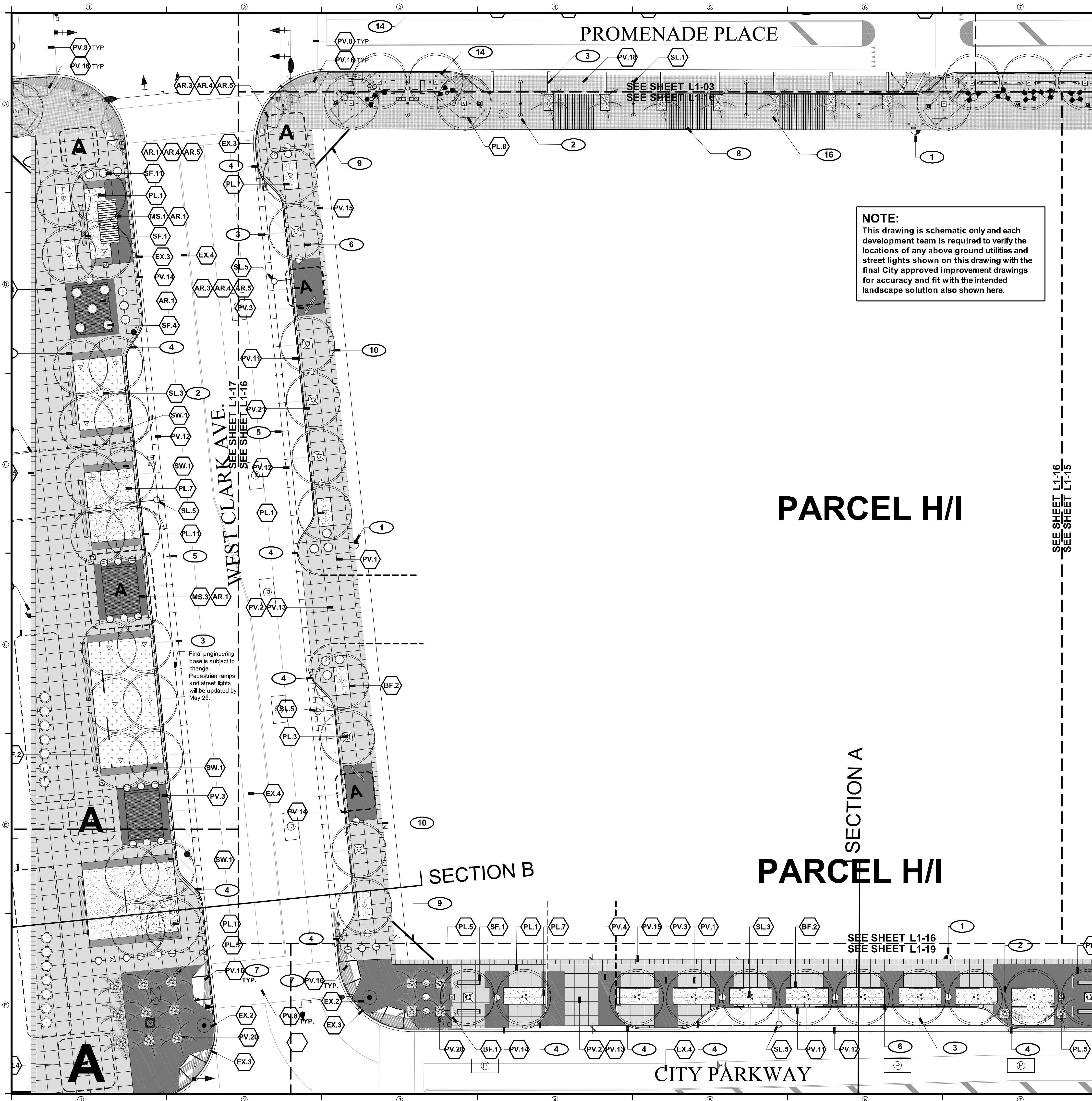
PROJECT NUMBER: 4035

PARCEL H/I (a)
AND M3 SITE PLAN

SHEET NUMBER

L1-15

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NOTE:
This drawing is schematic only and each development team is required to verify the locations of any above ground utilities and street lights shown on this drawing with the final City approved improvement drawings for accuracy and fit with the intended landscape solution also shown here.

SITE DETAIL KEYNOTES:		
EX	EXISTING CONDITIONS	LOCATION
EX.1	Utility or Other Structure	N/A
EX.2	Traffic Signal	N/A
EX.3	Curb and Gutter	N/A
EX.4	Asphalt Paving	N/A
PV	PAVEMENTS, CURBS AND RAMPS	
PV.1	Cast In Place Concrete at Pedestrian Area	DESIGN STANDARDS PAGE 109
PV.2	Cast In Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.3	Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
PV.4	Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.5	Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
PV.6	Not Used	N/A
PV.7	Not Used	N/A
PV.8	Potential Arch Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
PV.9	Not Used	N/A
PV.10	Not Used	N/A
PV.11	Spill Curb	SEE CIVIL DOCUMENTS
PV.12	Gutter Pan	SEE CIVIL DOCUMENTS
PV.13	Potential Driveway/Curb Cut	SEE CIVIL DOCUMENTS
PV.14	12" Concrete Access Strip	ILLUSTRATED IN DETAIL PL.1
PV.15	24" Concrete Buffer Strip	ILLUSTRATED IN DETAIL PL.1
PV.16	Accessible Ramp A	SEE CIVIL DOCUMENTS
PV.17	Accessible Ramp B	SEE RTC DOCUMENTS
PV.18	Special Asphalt Paving at Vehicular Area	SUBJECT TO FUTURE CITY DECISION
PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
PV.20	Tree Gate A	DESIGN STANDARDS PAGE 114
PV.21	Tree Gate B	DESIGN STANDARDS PAGE 115
JN	JOINTING	
JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116
SW	SITE WALLS/ EMBANKMENTS	
SW.1	Cast-In-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 116
SF	SITE FURNITURE	
SF.1	Project Bench	DESIGN STANDARDS PAGE 117
SF.2	Not Used	N/A
SF.3	Not Used	N/A
SF.4	Movable Tables and Chairs	DESIGN STANDARDS PAGE 118
SF.5	Not Used	N/A
SF.6	Not Used	N/A
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SF.9	Bicycle Rack	DESIGN STANDARDS PAGE 119
SF.10	Newspaper Box	DESIGN STANDARDS PAGE 119
SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
SF.13	Bollard	DESIGN STANDARDS PAGE 121
SL	SITE LIGHTING	
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SL.2	Up Light	DESIGN STANDARDS PAGE 121
SL.3	Pedestrian Light	REFER TO SHEET L3-04
SL.4	Down Light	DESIGN STANDARDS PAGE 122
SL.5	Street Light	N/A
SL.6	Street Light - Phase 2 - Proposed Location	N/A
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PL.5	Palm In Tree Grate	DESIGN STANDARDS PAGE 127
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BF.2	Landscape Panel Barrier A	DESIGN STANDARDS PAGE 128
BF.3	Landscape Panel Barrier B	DESIGN STANDARDS PAGE 129
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MS.2	Future BRT Station	N/A - WORK BY OTHERS
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AR.5	Art Opportunity with Supplemental Seating	DESIGN STANDARDS PAGE 131

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 - 16 Retain 10 foot pedestrian clear zone. Refer to Design Standards for clarification

CITY OF LAS VEGAS

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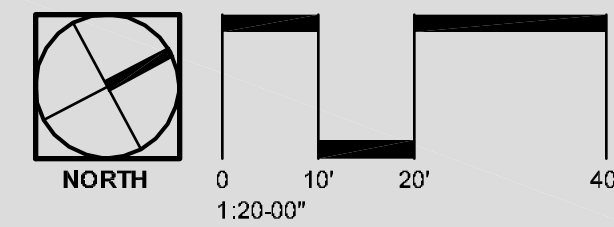
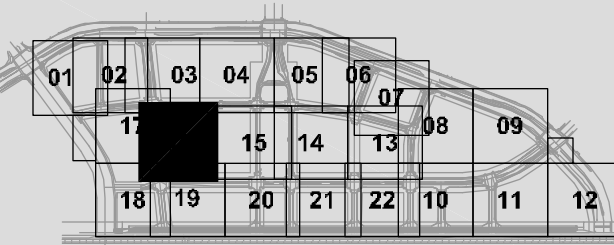
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4	11/09/2007	STREET LIGHTS
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7	06/05/2009	NAME REVISIONS

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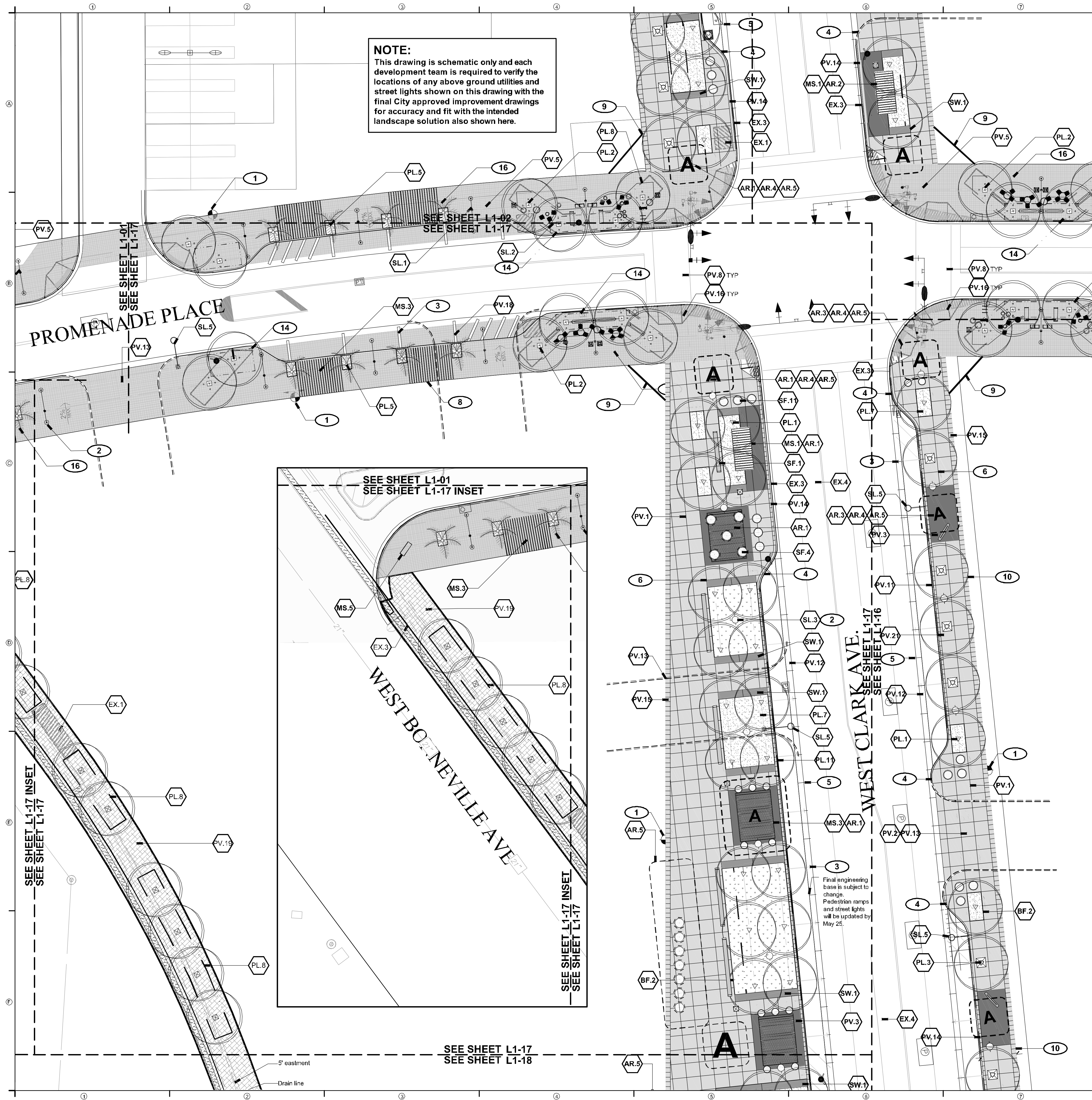
PROJECT NUMBER: 4035

PARCEL H/I (b)
SITE PLAN

SHEET NUMBER

L1-16

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SITE DETAIL KEYNOTES:

EX	EXISTING CONDITIONS	LOCATION
EX.1	Utility or Other Structure	N/A
EX.2	Traffic Signal	N/A
EX.3	Curb and Gutter	N/A
EX.4	Asphalt Paving	N/A

PV	PAVEMENTS, CURBS AND RAMPS	LOCATION
PV.1	Cast In Place Concrete at Pedestrian Area	DESIGN STANDARDS PAGE 109
PV.2	Cast In Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.3	Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
PV.4	Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.5	Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
PV.6	Not Used	N/A
PV.7	Not Used	N/A
PV.8	Potential Arch.Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
PV.9	Not Used	N/A
PV.10	Not Used	N/A
PV.11	Spill Curb	SEE CIVIL DOCUMENTS
PV.12	Gutter Pan	SEE CIVIL DOCUMENTS
PV.13	Potential Driveway/Curb Cut	SEE CIVIL DOCUMENTS
PV.14	12" Concrete Access Strip	ILLUSTRATED IN DETAIL PL.1
PV.15	24" Concrete Buffer Strip	ILLUSTRATED IN DETAIL PL.1
PV.16	Accessible Ramp A	SEE CIVIL DOCUMENTS
PV.17	Accessible Ramp B	SEE RTC DOCUMENTS
PV.18	Special Asphalt Paving at Vehicular Area	SUBJECT TO FUTURE CITY DECISION
PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
PV.20	Tree Gate A	DESIGN STANDARDS PAGE 114
PV.21	Tree Gate B	DESIGN STANDARDS PAGE 115

JN	JOINTING	LOCATION
JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116

SW	SITE WALLS/ EMBANKMENTS	LOCATION
SW.1	Cast-In-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 116

SF	SITE FURNITURE	LOCATION
SF.1	Project Bench	DESIGN STANDARDS PAGE 117
SF.2	Not Used	N/A
SF.3	Not Used	N/A
SF.4	Movable Tables and Chairs	DESIGN STANDARDS PAGE 118
SF.5	Not Used	N/A
SF.6	Not Used	N/A
SF.7	Trash Receptacle	DESIGN STANDARDS PAGE 118
SF.8	Drinking Fountain	DESIGN STANDARDS PAGE 119
SF.9	Bicycle Rack	DESIGN STANDARDS PAGE 119
SF.10	Newspaper Box	DESIGN STANDARDS PAGE 119
SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
SF.13	Bollard	DESIGN STANDARDS PAGE 121

SL	SITE LIGHTING	LOCATION
SL.1	Promenade Light	REFER TO SHEET L3-03
SL.2	Up Light	DESIGN STANDARDS PAGE 121
SL.3	Pedestrian Light	REFER TO SHEET L3-04
SL.4	Down Light	DESIGN STANDARDS PAGE 122
SL.5	Street Light	N/A
SL.6	Street Light - Phase 2 - Proposed Location	N/A

PL	PLANTING AND LANDSCAPE	LOCATION
PL.1	Street Tree In Landscape Panel	DESIGN STANDARDS PAGE 123
PL.2	Street Tree In Hardscape	DESIGN STANDARDS PAGE 124
PL.3	Street Tree In Tree Grate	DESIGN STANDARDS PAGE 125
PL.4	Palm In Landscape	DESIGN STANDARDS PAGE 126
PL.5	Palm In Tree Grate	DESIGN STANDARDS PAGE 127
PL.6	Groundcover Planting	SEE SHEET L2-01 AND L2-02
PL.7	Landscape Panel Planting	SEE SHEET L2-01
PL.8	Tree Trench	DESIGN STANDARDS PL.1 PAGE 123

BF	BARRIERS AND FENCING	LOCATION
BF.1	Green Screen	DESIGN STANDARDS PAGE 128
BF.2	Landscape Panel Barrier A	DESIGN STANDARDS PAGE 128
BF.3	Landscape Panel Barrier B	DESIGN STANDARDS PAGE 129

MS	MISCELLANEOUS ELEMENTS	LOCATION
MS.1	Bus Stop - Seating Zone/Shelter	DESIGN STANDARDS PAGE 129
MS.2	Future BRT Station	N/A - WORK BY OTHERS
MS.3	Shade Structure	REFER TO AR.1 ON PAGE 130
MS.4	Possible Wind Turbine Zone	DESIGN STANDARDS PAGE 130
MS.5	Union Park Project Signage Zone	N/A - WORK BY OTHERS

AR	OPPORTUNITIES FOR ART	LOCATION
AR.1	Art Opportunity at Shade Structure	DESIGN STANDARDS PAGE 130
AR.2	Art Opportunity at Bus Stop	DESIGN STANDARDS PAGE 130
AR.3	Art Opportunity in Pavement Design	DESIGN STANDARDS PAGE 131
AR.4	Art Opportunity with Sculptural Element	DESIGN STANDARDS PAGE 131
AR.5	Art Opportunity with Supplemental Seating	DESIGN STANDARDS PAGE 131

SITE LAYOUT NOTES

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- Coordinate curb and tree layout with BRT design
- Retain 10 foot pedestrian clear zone. Refer to Design Standards for clarification

CITY OF LAS VEGAS

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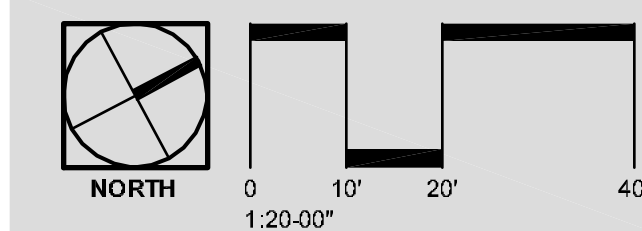
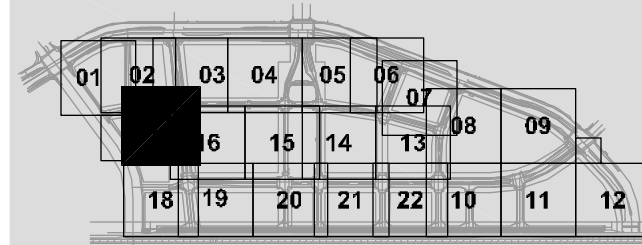
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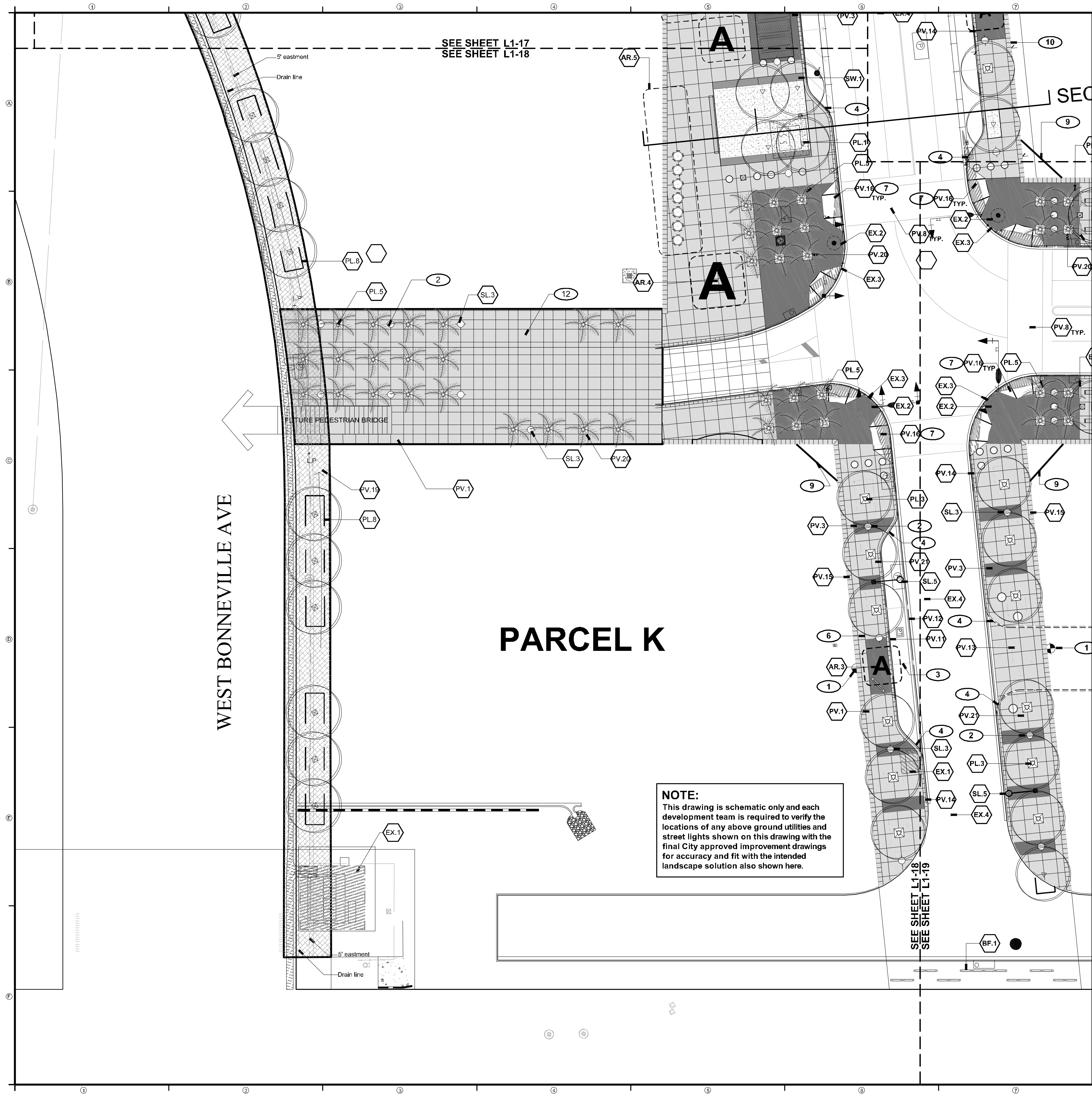
PROJECT NUMBER: 4035

PARCEL J (a)
SITE PLAN

SHEET NUMBER

L1-17

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SITE DETAIL KEYNOTES:

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EX.1	Utility or Other Structure	N/A
EX.2	Traffic Signal	N/A
EX.3	Curb and Gutter	N/A
EX.4	Asphalt Paving	N/A
PV	PAVEMENTS, CURBS AND RAMPS	
PV.1	Cast In Place Concrete at Pedestrian Area	DESIGN STANDARDS PAGE 109
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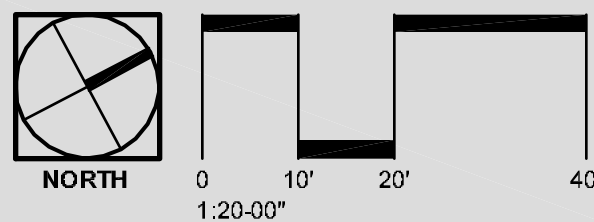
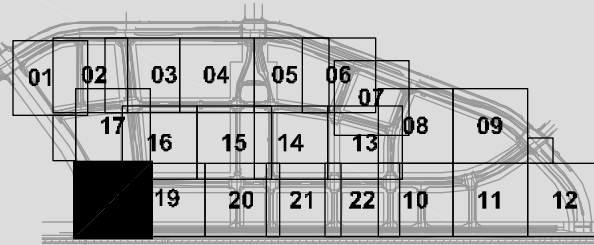
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SYMPHONY PARK
STREETSCAPE SCHEMATIC DESIGN



ISSUE DATE: November 9, 2007

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ORDINATED WITH AN IN-PROGRESS ENGINEERING
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#	DATE	DESCRIPTION
1	07/10/2007	PROMENADE CLEAR ZONE
2	09/07/2007	PRIVATE STREET LIGHTING
3	09/07/2007	PARCEL F/G PRIVATE ST.
4	11/09/2007	STREET LIGHTS
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6	12/12/2008	SD NOTE ADDITION
7	06/05/2009	NAME REVISIONS

SCHEMATIC
DESIGN

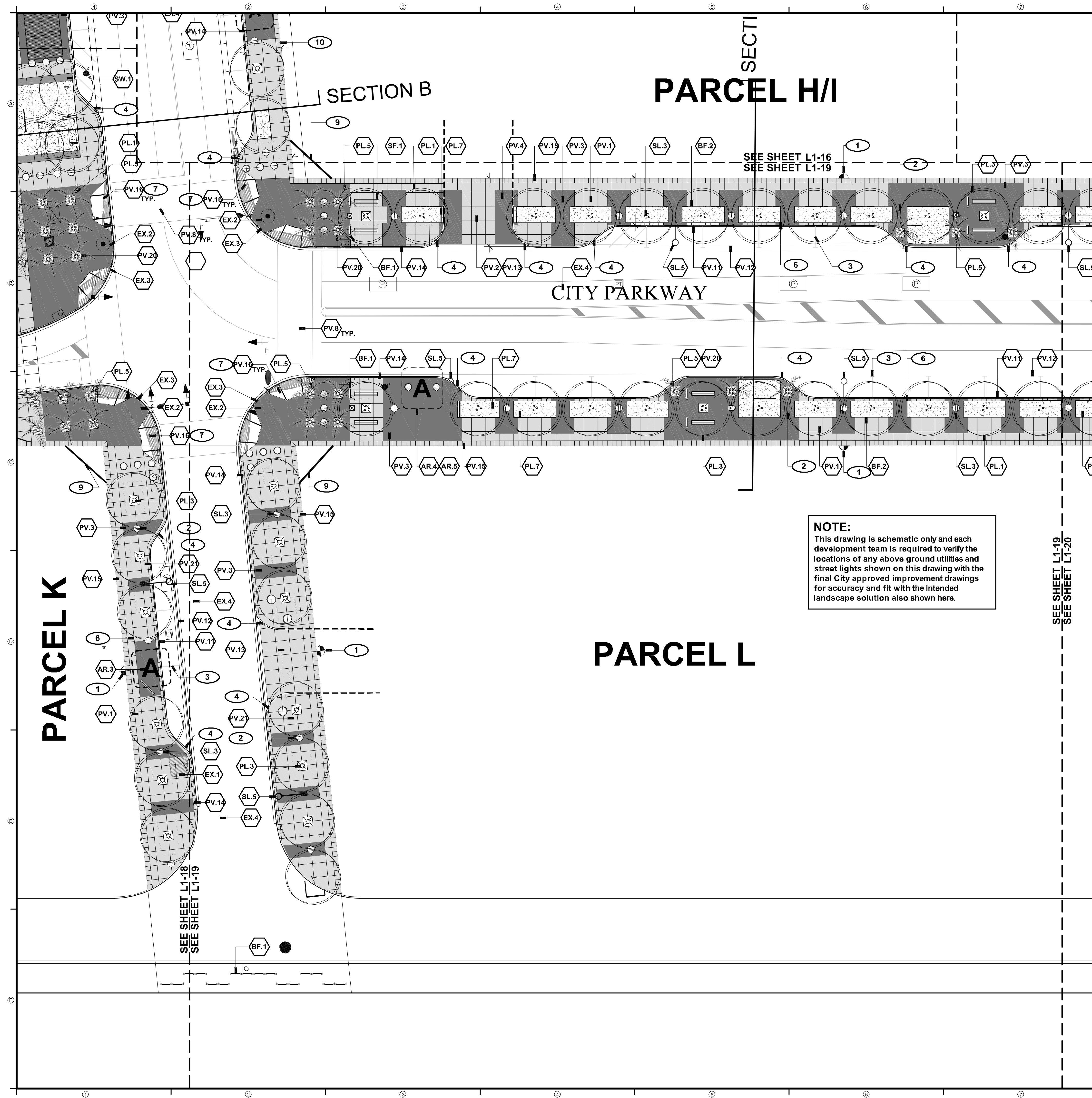
PROJECT NUMBER: 4035

PARCEL J (b) AND
K SITE PLAN

SHEET NUMBER

L1-18

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SITE DETAIL KEYNOTES:

EX	EXISTING CONDITIONS	LOCATION
EX.1	Utility or Other Structure	N/A
EX.2	Traffic Signal	N/A
EX.3	Curb and Gutter	N/A
EX.4	Asphalt Paving	N/A

PV	PAVEMENTS, CURBS AND RAMPS	LOCATION
PV.1	Cast In Place Concrete at Pedestrian Area	DESIGN STANDARDS PAGE 109
PV.2	Cast In Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.3	Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
PV.4	Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.5	Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
PV.6	Not Used	N/A
PV.7	Not Used	N/A
PV.8	Potential Arch Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
PV.9	Not Used	N/A
PV.10	Not Used	N/A
PV.11	Spill Curb	SEE CIVIL DOCUMENTS
PV.12	Gutter Pan	SEE CIVIL DOCUMENTS
PV.13	Potential Driveway/Curb Cut	SEE CIVIL DOCUMENTS
PV.14	12" Concrete Access Strip	ILLUSTRATED IN DETAIL PL.1
PV.15	24" Concrete Buffer Strip	ILLUSTRATED IN DETAIL PL.1
PV.16	Accessible Ramp A	SEE CIVIL DOCUMENTS
PV.17	Accessible Ramp B	SEE RTC DOCUMENTS
PV.18	Special Asphalt Paving at Vehicular Area	SUBJECT TO FUTURE CITY DECISION
PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
PV.20	Tree Gate A	DESIGN STANDARDS PAGE 114
PV.21	Tree Gate B	DESIGN STANDARDS PAGE 115

JN	JOINTING	LOCATION
JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116

SW	SITE WALLS/ EMBANKMENTS	LOCATION
SW.1	Cast-In-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 116

SF	SITE FURNITURE	LOCATION
SF.1	Project Bench	DESIGN STANDARDS PAGE 117
SF.2	Not Used	N/A
SF.3	Not Used	N/A
SF.4	Movable Tables and Chairs	DESIGN STANDARDS PAGE 118
SF.5	Not Used	N/A
SF.6	Not Used	N/A
SF.7	Trash Receptacle	DESIGN STANDARDS PAGE 118
SF.8	Drinking Fountain	DESIGN STANDARDS PAGE 119
SF.9	Bicycle Rack	DESIGN STANDARDS PAGE 119
SF.10	Newspaper Box	DESIGN STANDARDS PAGE 119
SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
SF.13	Bollard	DESIGN STANDARDS PAGE 121

SL	SITE LIGHTING	LOCATION
SL.1	Promenade Light	REFER TO SHEET L3-03
SL.2	Up Light	DESIGN STANDARDS PAGE 121
SL.3	Pedestrian Light	REFER TO SHEET L3-04
SL.4	Down Light	DESIGN STANDARDS PAGE 122
SL.5	Street Light	N/A
SL.6	Street Light - Phase 2 - Proposed Location	N/A

PL	PLANTING AND LANDSCAPE	LOCATION
PL.1	Street Tree In Landscape Panel	DESIGN STANDARDS PAGE 123
PL.2	Street Tree In Hardscape	DESIGN STANDARDS PAGE 124
PL.3	Street Tree In Tree Grate	DESIGN STANDARDS PAGE 125
PL.4	Palm In Landscape	DESIGN STANDARDS PAGE 126
PL.5	Palm In Tree Grate	DESIGN STANDARDS PAGE 127
PL.6	Groundcover Planting	SEE SHEET L2-01 AND L2-02
PL.7	Landscape Panel Planting	SEE SHEET L2-01
PL.8	Tree Trench	DESIGN STANDARDS PL.1 PAGE 123

BF	BARRIERS AND FENCING	LOCATION
BF.1	Green Screen	DESIGN STANDARDS PAGE 128
BF.2	Landscape Panel Barrier A	DESIGN STANDARDS PAGE 128
BF.3	Landscape Panel Barrier B	DESIGN STANDARDS PAGE 129

MS	MISCELLANEOUS ELEMENTS	LOCATION
MS.1	Bus Stop - Seating Zone/Shelter	DESIGN STANDARDS PAGE 129
MS.2	Future BRT Station	N/A - WORK BY OTHERS
MS.3	Shade Structure	REFER TO AR.1 ON PAGE 130
MS.4	Possible Wind Turbine Zone	DESIGN STANDARDS PAGE 130
MS.5	Union Park Project Signage Zone	N/A - WORK BY OTHERS

AR	OPPORTUNITIES FOR ART	LOCATION
AR.1	Art Opportunity at Shade Structure	DESIGN STANDARDS PAGE 130
AR.2	Art Opportunity at Bus Stop	DESIGN STANDARDS PAGE 130
AR.3	Art Opportunity in Pavement Design	DESIGN STANDARDS PAGE 131
AR.4	Art Opportunity with Sculptural Element	DESIGN STANDARDS PAGE 131
AR.5	Art Opportunity with Supplemental Seating	DESIGN STANDARDS PAGE 131

SITE LAYOUT NOTES

- Center point of streetscape module layout system for block face. The 2' streetscape layout module flows in both directions from this point
- Align pedestrian lights with street trees and street lights. Center pedestrian lights between street trees
- Align on-street parallel parking with the streetscape layout module, e.g. street trees, pedestrian lights and landscape panels
- Cut and remove existing curb. Install curb and gutter pan associated with service accesses and parking areas. Center driveway between street trees so to lose only one tree and eliminate no street or pedestrian lights
- Align pavement jointing with curb and gutter jointing
- Align corner of special paving, landscape panels and tree grate with intersecting score joints
- Orient pedestrian handicap ramps perpendicular to streetscape
- Symmetrically position potential shade structures between trees
- Recommend corner entrances. Consider clipping corner of building to open up plaza area at intersection
- All doors on this block face to be reassessed into architecture to insure adequate area for pedestrian circulation
- Consider matching Symphony Park hardscape, pedestrian lighting and planting systems in this area
- Private road. Layout to be determined after vehicular access points are identified
- Potential vehicular deceleration lane
- Potential landscape panel zone - dependant on adjacent use
- Coordinate curb and tree layout with BRT design
- Retain 10 foot pedestrian clear zone. Refer to Design Standards for clarification

CITY OF LAS VEGAS

NEWLAND COMMUNITIES

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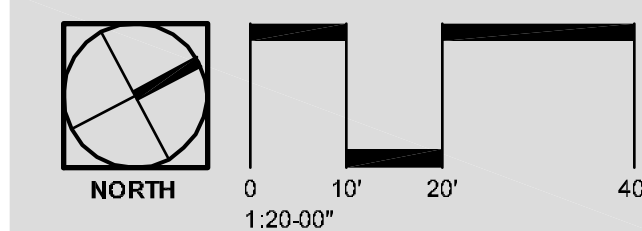
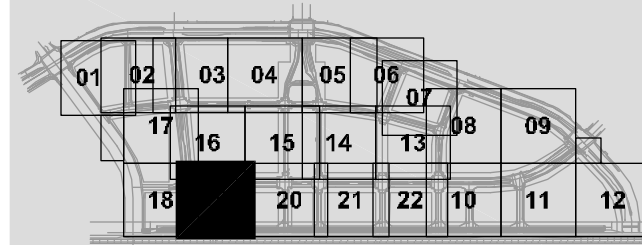
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SCHEMATIC
DESIGN

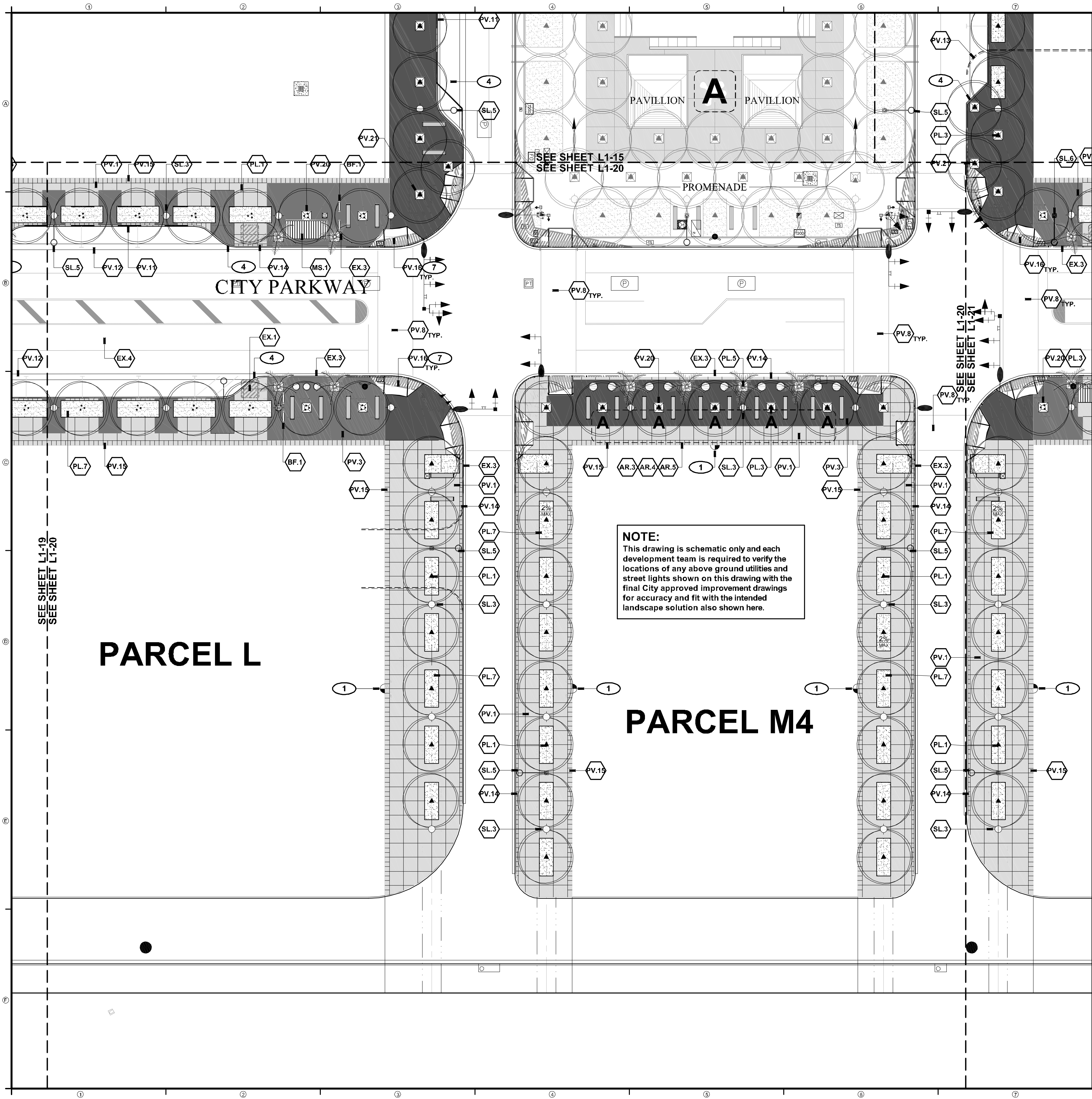
PROJECT NUMBER: 4035

PARCEL L (a)
SITE PLAN

SHEET NUMBER

L1-19

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SITE DETAIL KEYNOTES:

EX	EXISTING CONDITIONS	LOCATION
EX.1	Utility or Other Structure	N/A
EX.2	Traffic Signal	N/A
EX.3	Curb and Gutter	N/A
EX.4	Asphalt Paving	N/A

PV	PAVEMENTS, CURBS AND RAMPS	LOCATION
PV.1	Cast In Place Concrete at Pedestrian Area	DESIGN STANDARDS PAGE 109
PV.2	Cast In Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.3	Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
PV.4	Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.5	Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
PV.6	Not Used	N/A
PV.7	Not Used	N/A
PV.8	Potential Arch Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
PV.9	Not Used	N/A
PV.10	Not Used	N/A
PV.11	Spill Curb	SEE CIVIL DOCUMENTS
PV.12	Gutter Pan	SEE CIVIL DOCUMENTS
PV.13	Potential Driveway/Curb Cut	SEE CIVIL DOCUMENTS
PV.14	12" Concrete Access Strip	ILLUSTRATED IN DETAIL PL.1
PV.15	24" Concrete Buffer Strip	ILLUSTRATED IN DETAIL PL.1
PV.16	Accessible Ramp A	SEE CIVIL DOCUMENTS
PV.17	Accessible Ramp B	SEE RTC DOCUMENTS
PV.18	Special Asphalt Paving at Vehicular Area	SUBJECT TO FUTURE CITY DECISION
PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
PV.20	Tree Gate A	DESIGN STANDARDS PAGE 114
PV.21	Tree Gate B	DESIGN STANDARDS PAGE 115

JN	JOINTING	LOCATION
JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116

SW	SITE WALLS/ EMBANKMENTS	LOCATION
SW.1	Cast-In-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 116

SF	SITE FURNITURE	LOCATION
SF.1	Project Bench	DESIGN STANDARDS PAGE 117
SF.2	Not Used	N/A
SF.3	Not Used	N/A
SF.4	Movable Tables and Chairs	DESIGN STANDARDS PAGE 118
SF.5	Not Used	N/A
SF.6	Not Used	N/A
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SF.8	Drinking Fountain	DESIGN STANDARDS PAGE 119
SF.9	Bicycle Rack	DESIGN STANDARDS PAGE 119
SF.10	Newspaper Box	DESIGN STANDARDS PAGE 119
SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
SF.13	Bollard	DESIGN STANDARDS PAGE 121

SL	SITE LIGHTING	LOCATION
SL.1	Promenade Light	REFER TO SHEET L3-03
SL.2	Up Light	DESIGN STANDARDS PAGE 121
SL.3	Pedestrian Light	REFER TO SHEET L3-04
SL.4	Down Light	DESIGN STANDARDS PAGE 122
SL.5	Street Light	N/A
SL.6	Street Light - Phase 2 - Proposed Location	N/A

PL	PLANTING AND LANDSCAPE	LOCATION
PL.1	Street Tree In Landscape Panel	DESIGN STANDARDS PAGE 123
PL.2	Street Tree In Hardscape	DESIGN STANDARDS PAGE 124
PL.3	Street Tree In Tree Grate	DESIGN STANDARDS PAGE 125
PL.4	Palm In Landscape	DESIGN STANDARDS PAGE 126
PL.5	Palm In Tree Grate	DESIGN STANDARDS PAGE 127
PL.6	Groundcover Planting	SEE SHEET L2-01 AND L2-02
PL.7	Landscape Panel Planting	SEE SHEET L2-01
PL.8	Tree Trench	DESIGN STANDARDS PL.1 PAGE 123

BF	BARRIERS AND FENCING	LOCATION
BF.1	Green Screen	DESIGN STANDARDS PAGE 128
BF.2	Landscape Panel Barrier A	DESIGN STANDARDS PAGE 128
BF.3	Landscape Panel Barrier B	DESIGN STANDARDS PAGE 129

MS	MISCELLANEOUS ELEMENTS	LOCATION
MS.1	Bus Stop - Seating Zone/Shelter	DESIGN STANDARDS PAGE 129
MS.2	Future BRT Station	N/A - WORK BY OTHERS
MS.3	Shade Structure	REFER TO AR.1 ON PAGE 130
MS.4	Possible Wind Turbine Zone	DESIGN STANDARDS PAGE 130
MS.5	Union Park Project Signage Zone	N/A - WORK BY OTHERS

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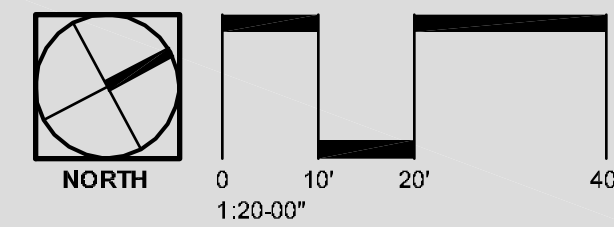
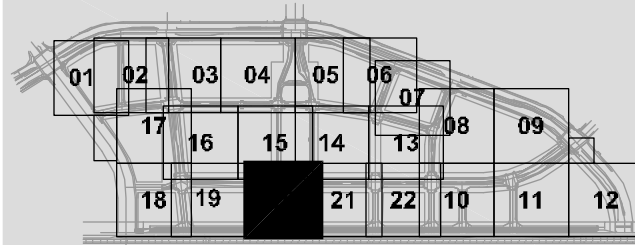
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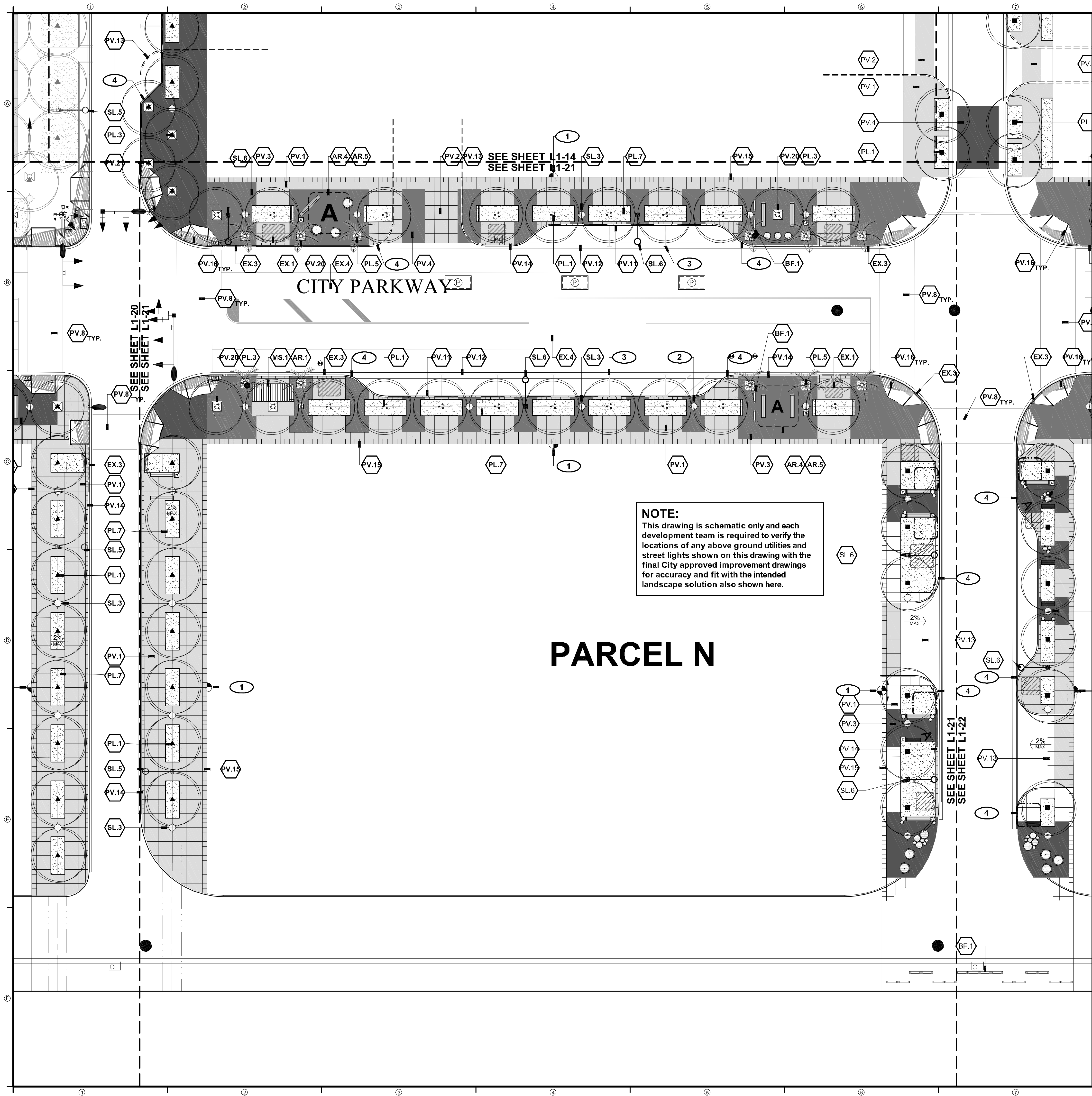
PROJECT NUMBER: 4035

PARCEL L (b) AND
M4 SITE PLAN

SHEET NUMBER

L1-20

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NOTE:
This drawing is schematic only and each development team is required to verify the locations of any above ground utilities and street lights shown on this drawing with the final City approved improvement drawings for accuracy and fit with the intended landscape solution also shown here.

PARCEL N

SITE DETAIL KEYNOTES:

EX	EXISTING CONDITIONS	LOCATION
EX.1	Utility or Other Structure	N/A
EX.2	Traffic Signal	N/A
EX.3	Curb and Gutter	N/A
EX.4	Asphalt Paving	N/A

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PL.5	Palm In Tree Grate	DESIGN STANDARDS PAGE 127
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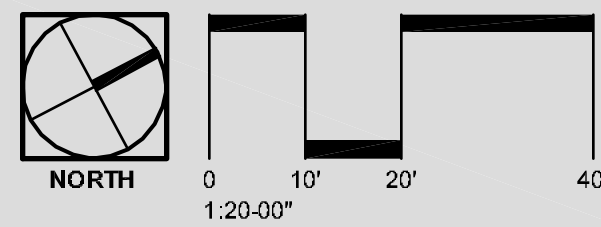
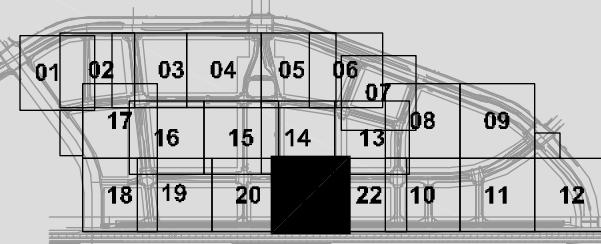
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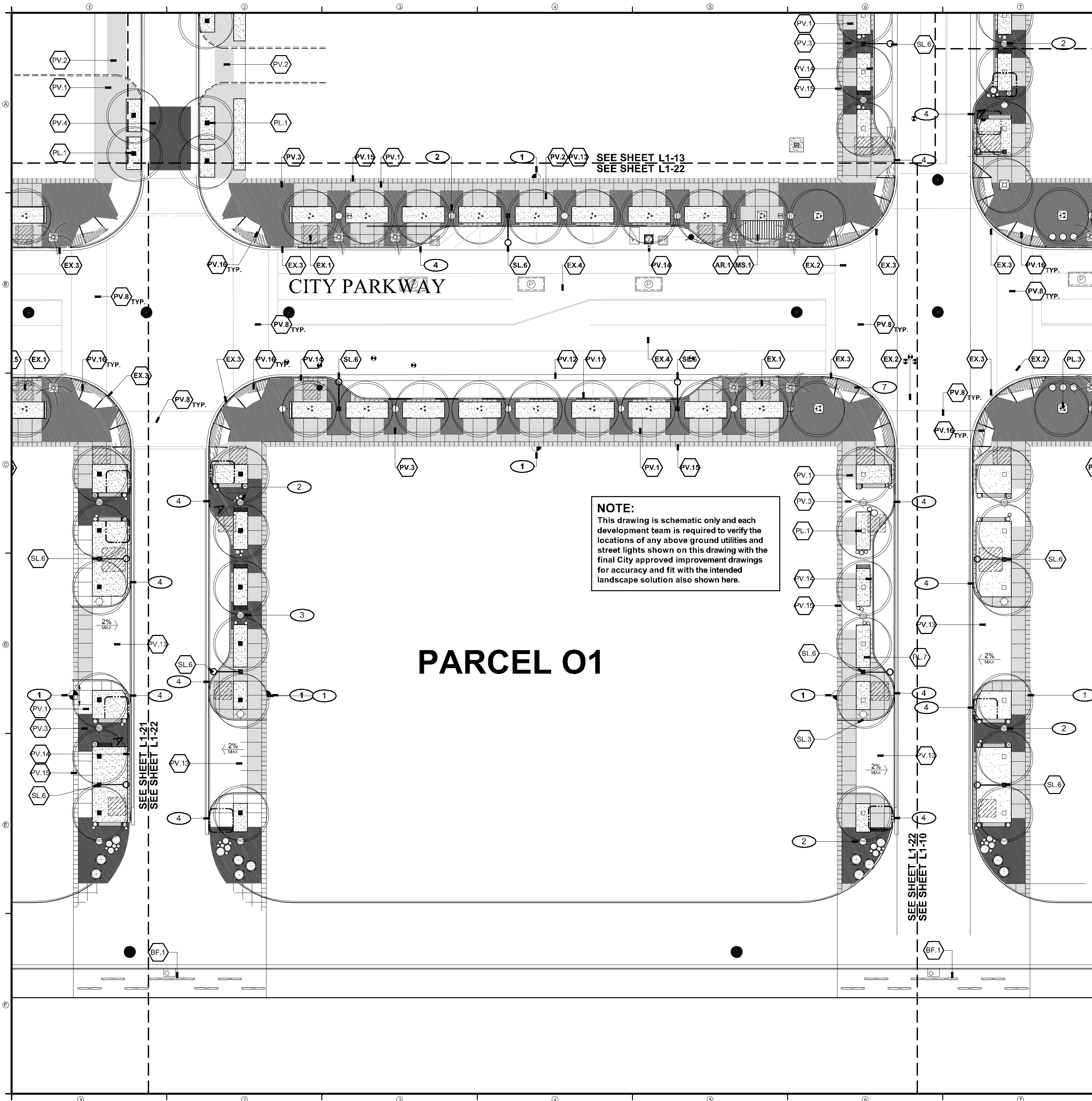
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PARCEL N
SITE PLAN

SHEET NUMBER

L1-21

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PV.3	Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
PV.4	Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.5	Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
PV.6	Not Used	N/A
PV.7	Not Used	N/A
PV.8	Potential Arch Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
PV.9	Not Used	N/A
PV.10	Not Used	N/A
PV.11	Spill Curb	SEE CIVIL DOCUMENTS
PV.12	Gutter Pan	SEE CIVIL DOCUMENTS
PV.13	Potential Driveway/Curb Cut	SEE CIVIL DOCUMENTS
PV.14	12" Concrete Access Strip	ILLUSTRATED IN DETAIL PL.1
PV.15	24" Concrete Buffer Strip	ILLUSTRATED IN DETAIL PL.1
PV.16	Accessible Ramp A	SEE CIVIL DOCUMENTS
PV.17	Accessible Ramp B	SEE RTC DOCUMENTS
PV.18	Special Asphalt Paving at Vehicular Area	SUBJECT TO FUTURE CITY DECISION
PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
PV.20	Tree Gate A	DESIGN STANDARDS PAGE 114
PV.21	Tree Gate B	DESIGN STANDARDS PAGE 115
JN	JOINTING	
JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116
SW	SITE WALLS/ EMBANKMENTS	
SW.1	Cast-In-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 116
SF	SITE FURNITURE	
SF.1	Project Bench	DESIGN STANDARDS PAGE 117
SF.2	Not Used	N/A
SF.3	Not Used	N/A
SF.4	Movable Tables and Chairs	DESIGN STANDARDS PAGE 118
SF.5	Not Used	N/A
SF.6	Not Used	N/A
SF.7	Trash Receptacle	DESIGN STANDARDS PAGE 118
SF.8	Drinking Fountain	DESIGN STANDARDS PAGE 119
SF.9	Bicycle Rack	DESIGN STANDARDS PAGE 119
SF.10	Newspaper Box	DESIGN STANDARDS PAGE 119
SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
SF.13	Bollard	DESIGN STANDARDS PAGE 121
SL	SITE LIGHTING	
SL.1	Promenade Light	REFER TO SHEET L3-03
SL.2	Up Light	DESIGN STANDARDS PAGE 121
SL.3	Pedestrian Light	REFER TO SHEET L3-04
SL.4	Down Light	DESIGN STANDARDS PAGE 122
SL.5	Street Light	N/A
SL.6	Street Light - Phase 2 - Proposed Location	N/A
PL	PLANTING AND LANDSCAPE	
PL.1	Street Tree In Landscape Panel	DESIGN STANDARDS PAGE 123
PL.2	Street Tree In Hardscape	DESIGN STANDARDS PAGE 124
PL.3	Street Tree In Tree Grate	DESIGN STANDARDS PAGE 125
PL.4	Palm In Landscape	DESIGN STANDARDS PAGE 126
PL.5	Palm In Tree Grate	DESIGN STANDARDS PAGE 127
PL.6	Groundcover Planting	SEE SHEET L2-01 AND L2-02
PL.7	Landscape Panel Planting	SEE SHEET L2-01
PL.8	Tree Trench	DESIGN STANDARDS PL.1 PAGE 123
BF	BARRIERS AND FENCING	
BF.1	Green Screen	DESIGN STANDARDS PAGE 128
BF.2	Landscape Panel Barrier A	DESIGN STANDARDS PAGE 128
BF.3	Landscape Panel Barrier B	DESIGN STANDARDS PAGE 129
MS	MISCELLANEOUS ELEMENTS	
MS.1	Bus Stop - Seating Zone/Shelter	DESIGN STANDARDS PAGE 129
MS.2	Future BRT Station	N/A - WORK BY OTHERS
MS.3	Shade Structure	REFER TO AR.1 ON PAGE 130
MS.4	Possible Wind Turbine Zone	DESIGN STANDARDS PAGE 130
MS.5	Union Park Project Signage Zone	N/A - WORK BY OTHERS
AR	OPPORTUNITIES FOR ART	
AR.1	Art Opportunity at Shade Structure	DESIGN STANDARDS PAGE 130
AR.2	Art Opportunity at Bus Stop	DESIGN STANDARDS PAGE 130
AR.3	Art Opportunity in Pavement Design	DESIGN STANDARDS PAGE 131
AR.4	Art Opportunity with Sculptural Element	DESIGN STANDARDS PAGE 131
AR.5	Art Opportunity with Supplemental Seating	DESIGN STANDARDS PAGE 131

- SITE LAYOUT NOTES**
- Center point of streetscape module layout system for block face. The 2' streetscape layout module flows in both directions from this point
 - Align pedestrian lights with street trees and street lights. Center pedestrian lights between street trees
 - Align on-street parallel parking with the streetscape layout module, e.g. street trees, pedestrian lights and landscape panels
 - Cut and remove existing curb. Install curb and gutter pan associated with service accesses and parking areas. Center driveway between street trees so to lose only one tree and eliminate no street or pedestrian lights
 - Align pavement jointing with curb and gutter jointing
 - Align corner of special paving, landscape panels and tree grate with intersecting score joints
 - Orient pedestrian handicap ramps perpendicular to streetscape
 - Symmetrically position potential shade structures between trees
 - Recommend corner entrances. Consider clipping corner of building to open up plaza area at intersection
 - All doors on this block face to be reassessed into architecture to insure adequate area for pedestrian circulation
 - Consider matching Symphony Park hardscape, pedestrian lighting and planting systems in this area
 - Private road. Layout to be determined after vehicular access points are identified
 - Potential vehicular deceleration lane
 - Potential landscape panel zone - dependant on adjacent use
 - Coordinate curb and tree layout with BRT design
 - Retain 10 foot pedestrian clear zone. Refer to Design Standards for clarification

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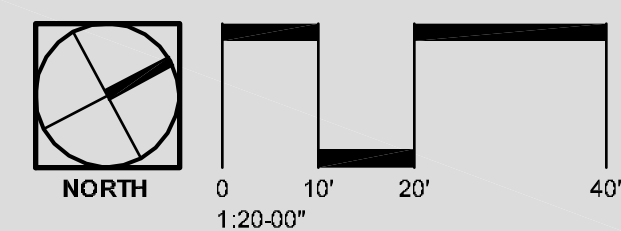
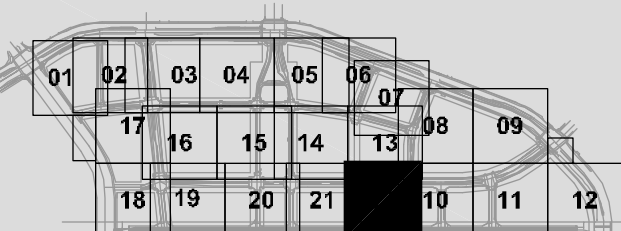
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SYMPHONY PARK
STREETSCAPE SCHEMATIC DESIGN



ISSUE DATE: November 9, 2007		
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2	09/07/2007	PRIVATE STREET LIGHTING
3	09/07/2007	PARCEL FIG PRIVATE ST.
4	11/09/2007	STREET LIGHTS
5	01/08/2008	FINAL EDITS
6	12/12/2008	SD NOTE ADDITION
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SCHEMATIC
DESIGN

PROJECT NUMBER: 4035

PARCEL 01
SITE PLAN

SHEET NUMBER

L1-22

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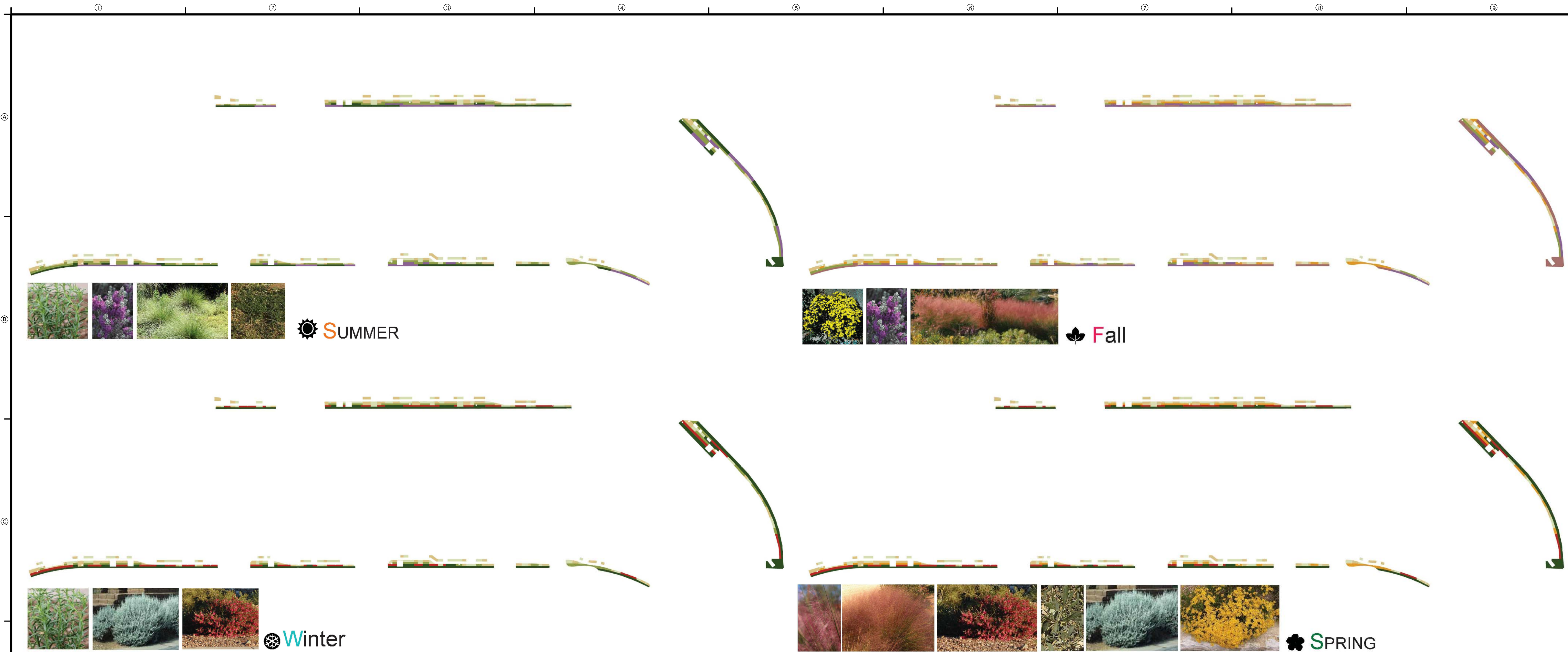
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PROJECT NUMBER: 4035

GCP
PLANTING DIAGRAM

SHEET NUMBER

L2-02



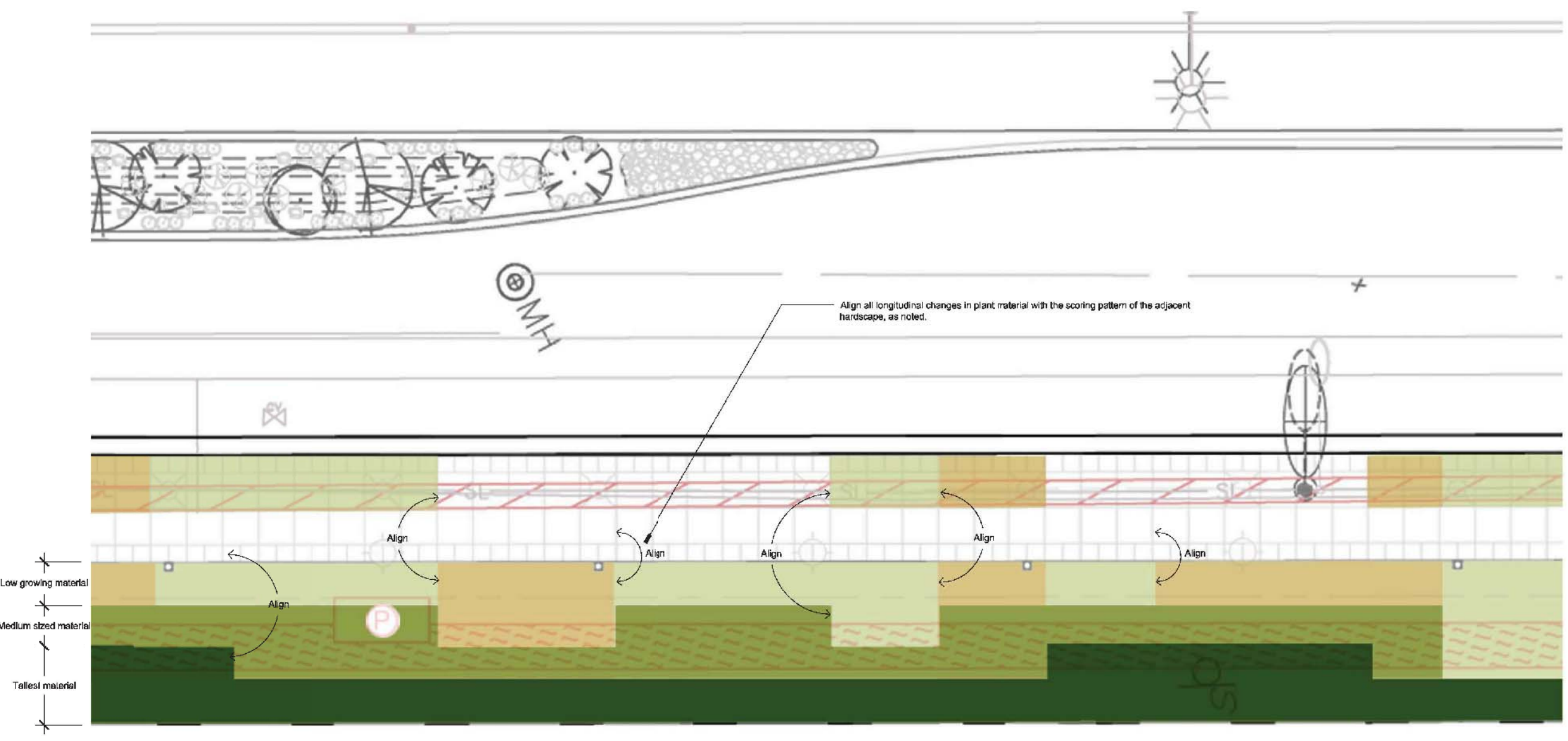
TIME / HEIGHT TABLE

		SPRING	SUMMER	FALL	WINTER		
Shrub		☘	☀	🍂	❄		
Acacia redolens 'desert carpet'	SHRUB	3	4	5	6	Layer	Height
Leucophyllum zygophyllum 'cimarron'							
Muhlenbergia capillaris (Lam.) Regal Mist							
Chrysactinia mexicana Damianita							
eremophila maculata 'valentine'							
Tree							
Chaste Tree	TREES						
Shoestring Acacia							
Date Palm							

Accent

agave bracteosa Squid Agave	Echinocactus grusonii Golden Barrel cactus	Trachelospermum jasminoides Star Jasmine
--------------------------------	---	---

PLANTING DIAGRAM



This diagram illustrates the overall concept for the Grand Central Parkway schematic landscape design. The colors shown represent the groundplane shrub, groundcover, and accent plant material. The existing conditions shown vary from parcel to parcel and will require modification during implementation. The intent of this diagram is to communicate the desired concept to facilitate any required modifications.

General Intent

Water conservation to use less water.

Water management to use water efficiently.

Water harvesting.

Water reuse.

Water infiltration.

Reduced energy needs to operate the system.

Reduced water loss to evaporation

Reduced use of irrigation materials.

Widespread lateral root growth at trees.

Legend



Maxicom Control



Flow Sensor Meter



Back Flow Preventer



Cluster Control Unit



Site Satellite Unit



Irrigation Equipment Zone



Point of Connection for irrigation



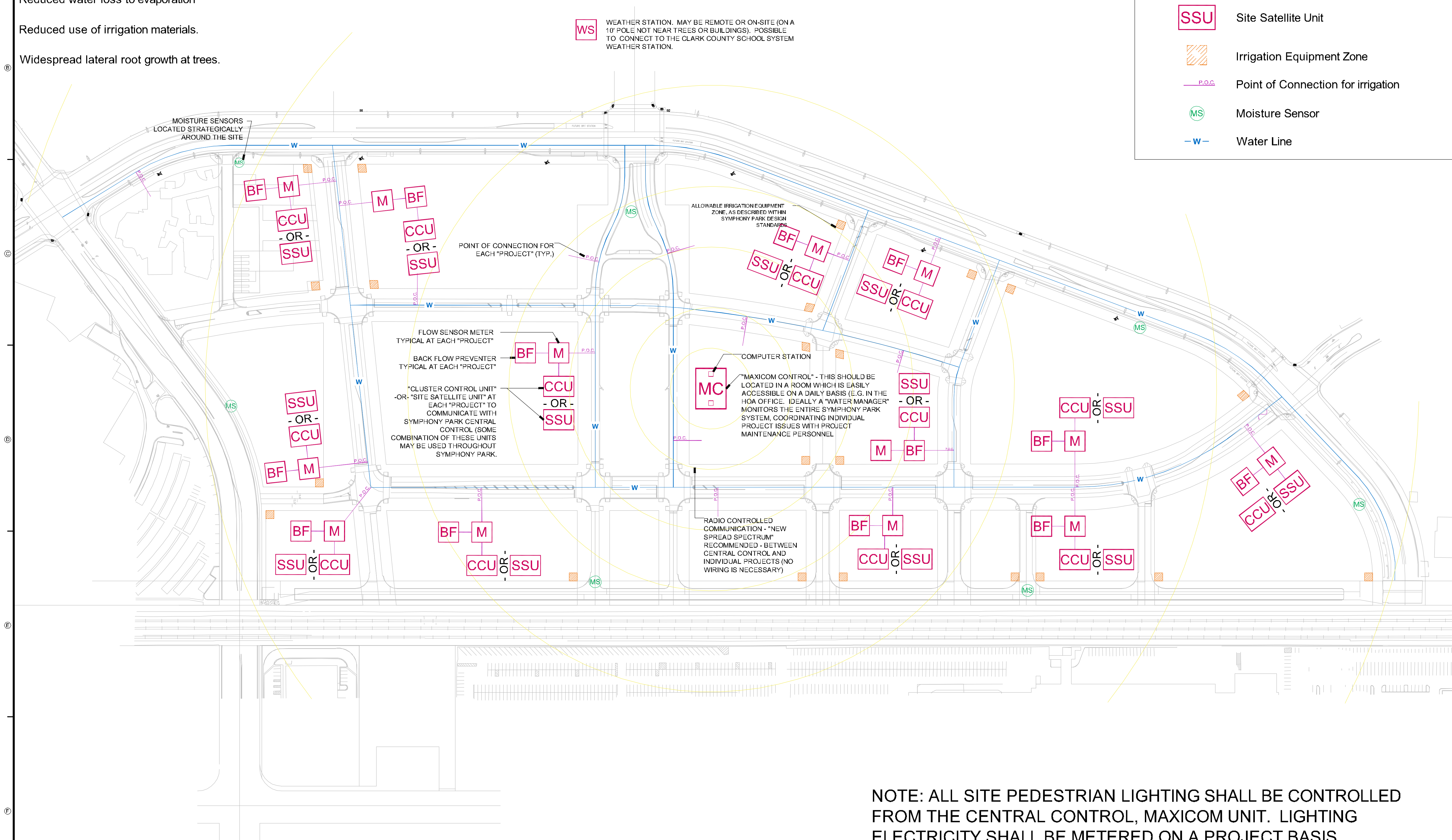
Moisture Sensor



Water Line



WEATHER STATION. MAY BE REMOTE OR ON-SITE (ON A 10' POLE NOT NEAR TREES OR BUILDINGS). POSSIBLE TO CONNECT TO THE CLARK COUNTY SCHOOL SYSTEM WEATHER STATION.



NOTE: ALL SITE PEDESTRIAN LIGHTING SHALL BE CONTROLLED FROM THE CENTRAL CONTROL, MAXICOM UNIT. LIGHTING ELECTRICITY SHALL BE METERED ON A PROJECT BASIS.

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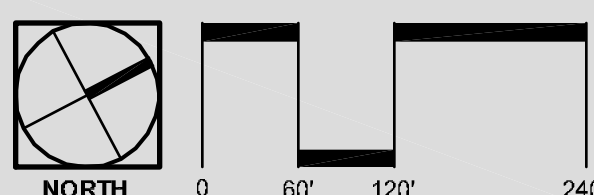
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PROJECT NUMBER: 4035

IRR. AND LIGHTING CONTROLS

SHEET NUMBER

L3-01

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General Intent of Irrigation

Efficiency
All streetscape shall utilize water conserving irrigation products as defined with the Symphony Park Design Standards;

Adaptability
All irrigation systems must provide for the potential for grey water use.

Continuity
The site wide master controller is to manage all streetscape lighting and irrigation throughout the entire Union Park project. All irrigation will be orchestrated from this main controller to bring a unified management approach to the entire Symphony Park landscape.

Assumptions

Irrigation Designer
Individual Developers will hire a certified irrigation designer to design the irrigation plans for the Design Development and Consruction Documentation phases of the project

Irrigation Requirements

The owner of each project shall supply and install ESP site satellite controllers, manufactured by Rainbird (r). The ESP site satellite controllers shall be programmed for control of irrigation valves, pedestrian lighting, and landscape lighting. The ESP site satellites shall be controlled with maxicom2(r) central control system software, via two-wire telephone modem or approved equivalent.

The owner of each project shall furnish, install, and maintain power and either a two-wire telephone input with active telephone service or approved equivalent for each ESP site satellite installed.

The owner of each project shall install and appropriately incorporate 24 volt relay switches for control of the pedestrian and landscape lighting.

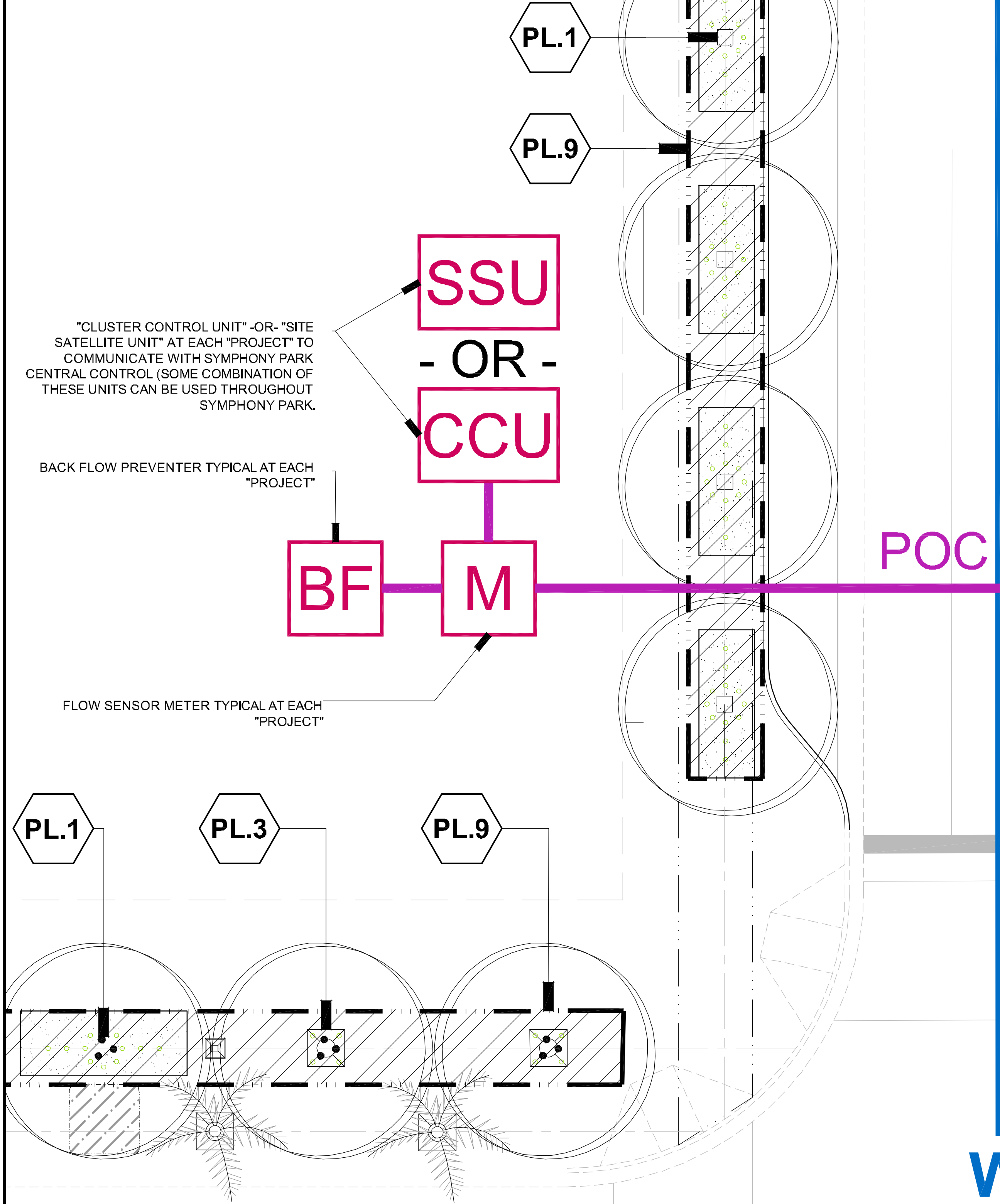
ESP site satellites shall be installed and programmed per Rainbird (r) specifications and recommendations. The maxicom2(r) system shall be maintained and operated by the Union Park HOA. All station details must be provided to the Symphony Park association. The details mush include flow rate, plant material type, emission devices, and station number. This information will be used to program the maxicom2(r) software.

The owner of each project shall install at least every 100 feet, on each block face, a vandal proof hose bib for streetscape maintenance.

The owner of each project, where applicable, shall install a weatherproof electrical outlet at the base of each palm.

Along promenade, the owner of each project shall install a weatherproof electrical outlet at the base of each tree .

PROMOTE ROOT GROWTH THROUGHOUT ENTIRE TREE TRENCH.



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DESIGN

PROJECT NUMBER: 4035

IRRIGATION
INTENT

SHEET NUMBER

L3-02

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General Intent of Pedestrian Lighting

Ambiance
To set a mood, define character, quality, tone and atmosphere appropriate to uses of the space being lit.

Diversity of Experience
To create variation in the streetscape and definition of important or different areas.

Safety
To provide adequate light where hazards and intersections exist, protecting the general health and welfare of the pubic.

Character
An element that is used to define the features and traits which form the individual nature of a place.

Scale
An element that creates spaces which feel comfortable to pedestrians and defines the edges of the pedestrian realm.

Continuity
The site wide master controller is to manage all streetscape lighting and irrigation throughout the entire Union Park project. All pedestrian lighting will be orchestrated from this main controller to bring a unified management approach to the entire Union Park streetscape.

Assumptions

Lighting Engineer
Individual Developers will hire a qualified lighting engineer to design the lighting plans for the Design Development and Consruction Documentation phases of the project

Fixture
Photometric studies, plan and section studies are based on the Louis Poulsen kastrup pedestrian light, 175 W., Metal Halide lamp. Note - the Kastrup cut-sheet indicates a 150 W lamp although available IES Photometric information from manufacturer only includes a 175 W version.

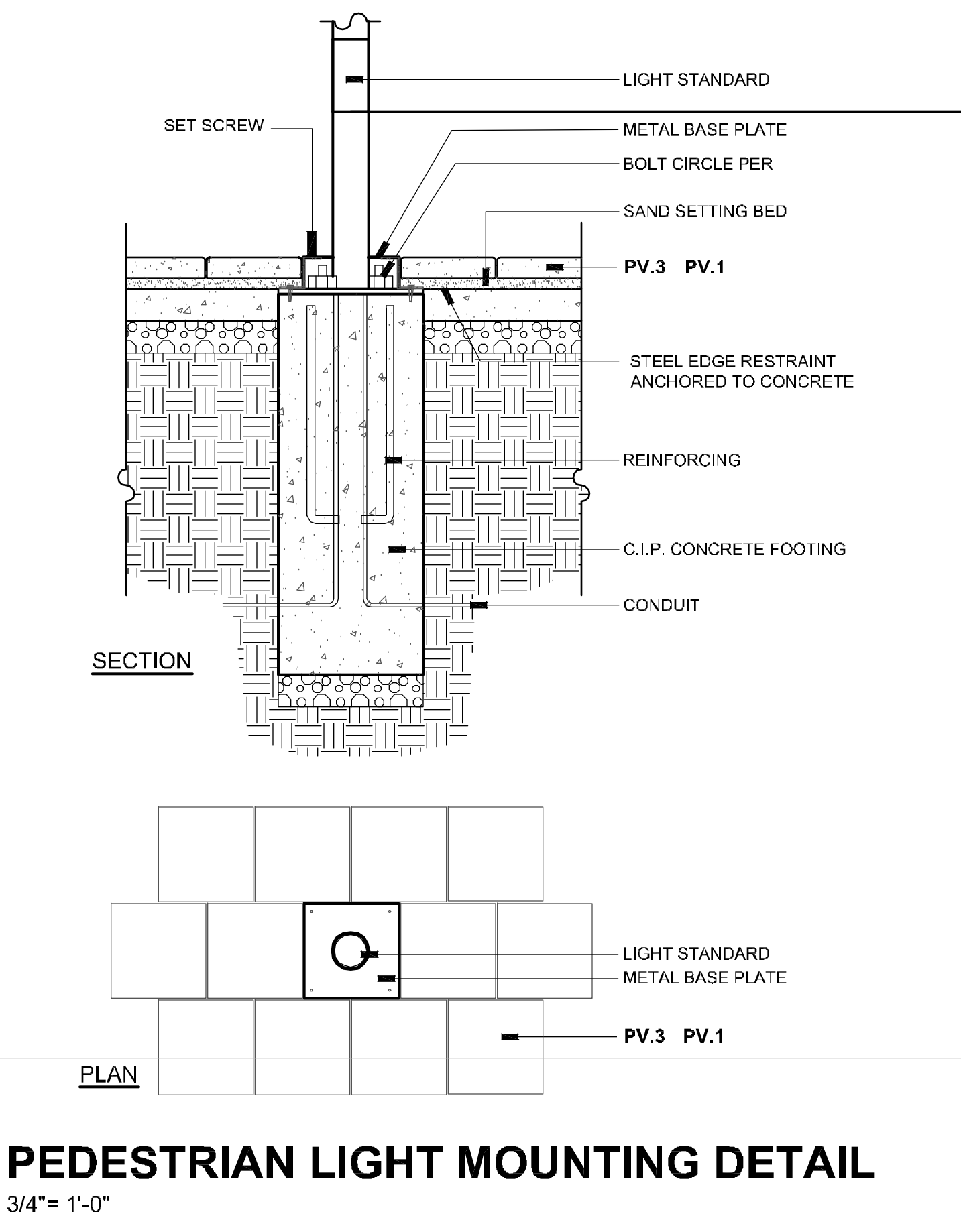
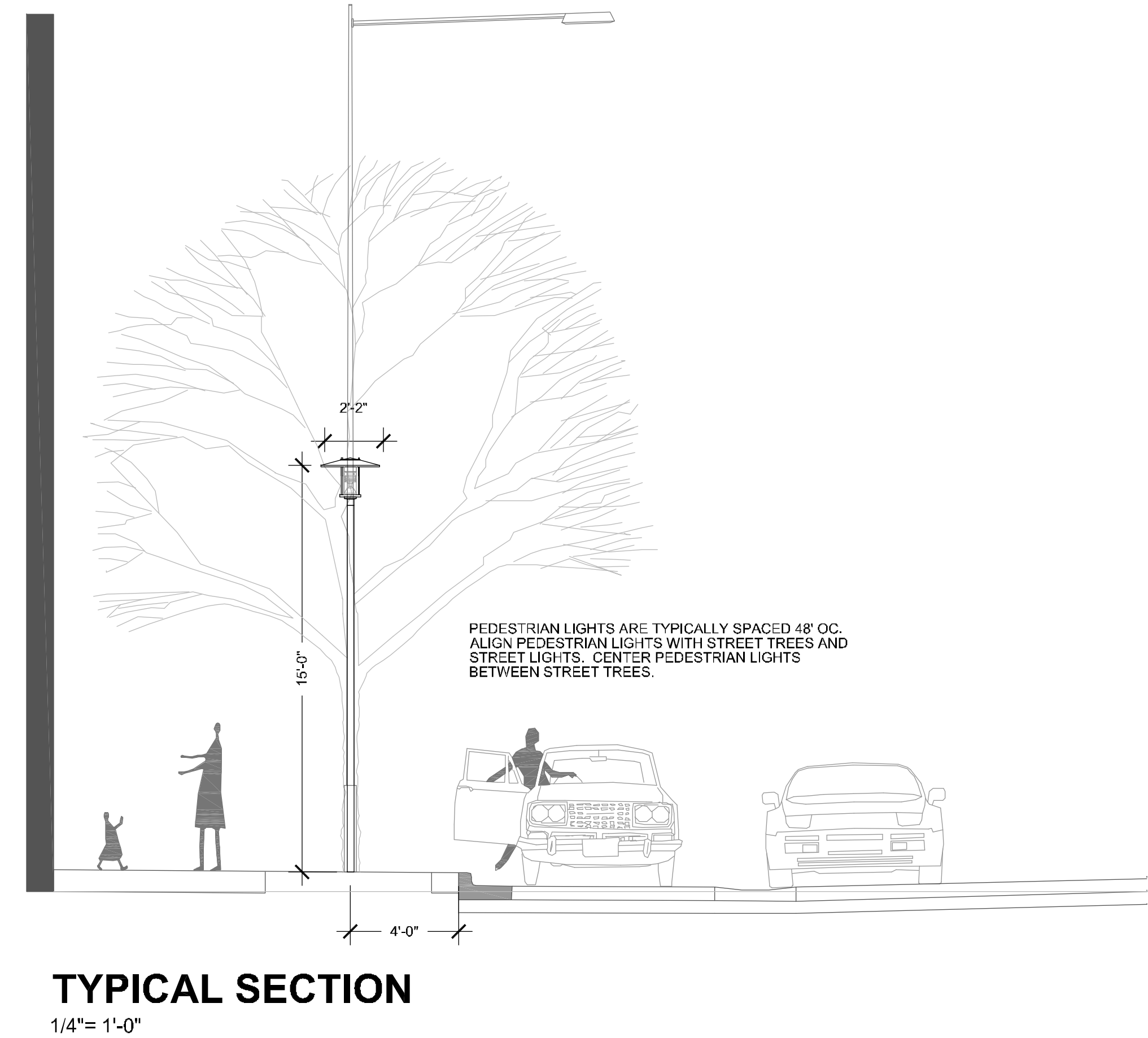
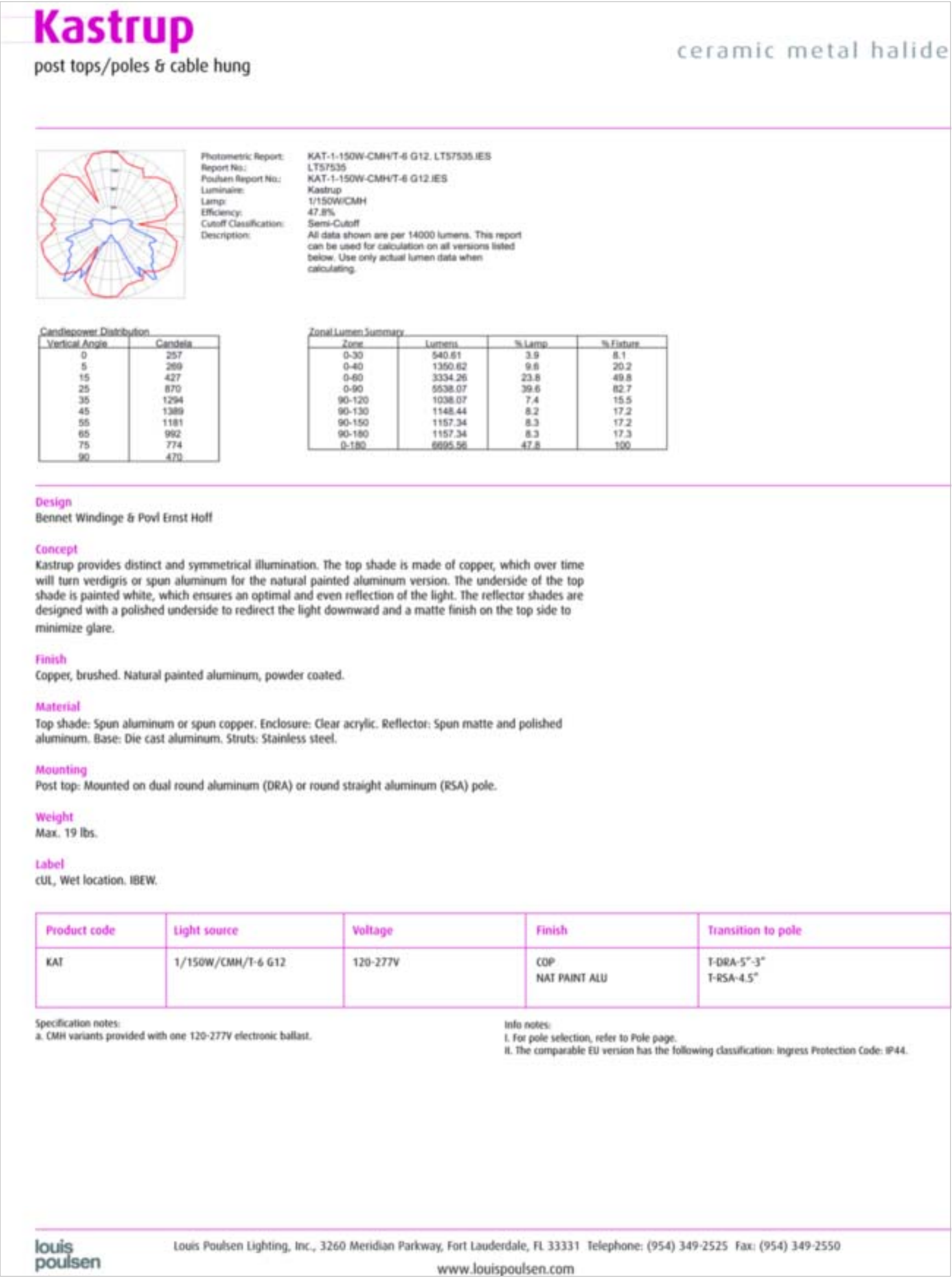
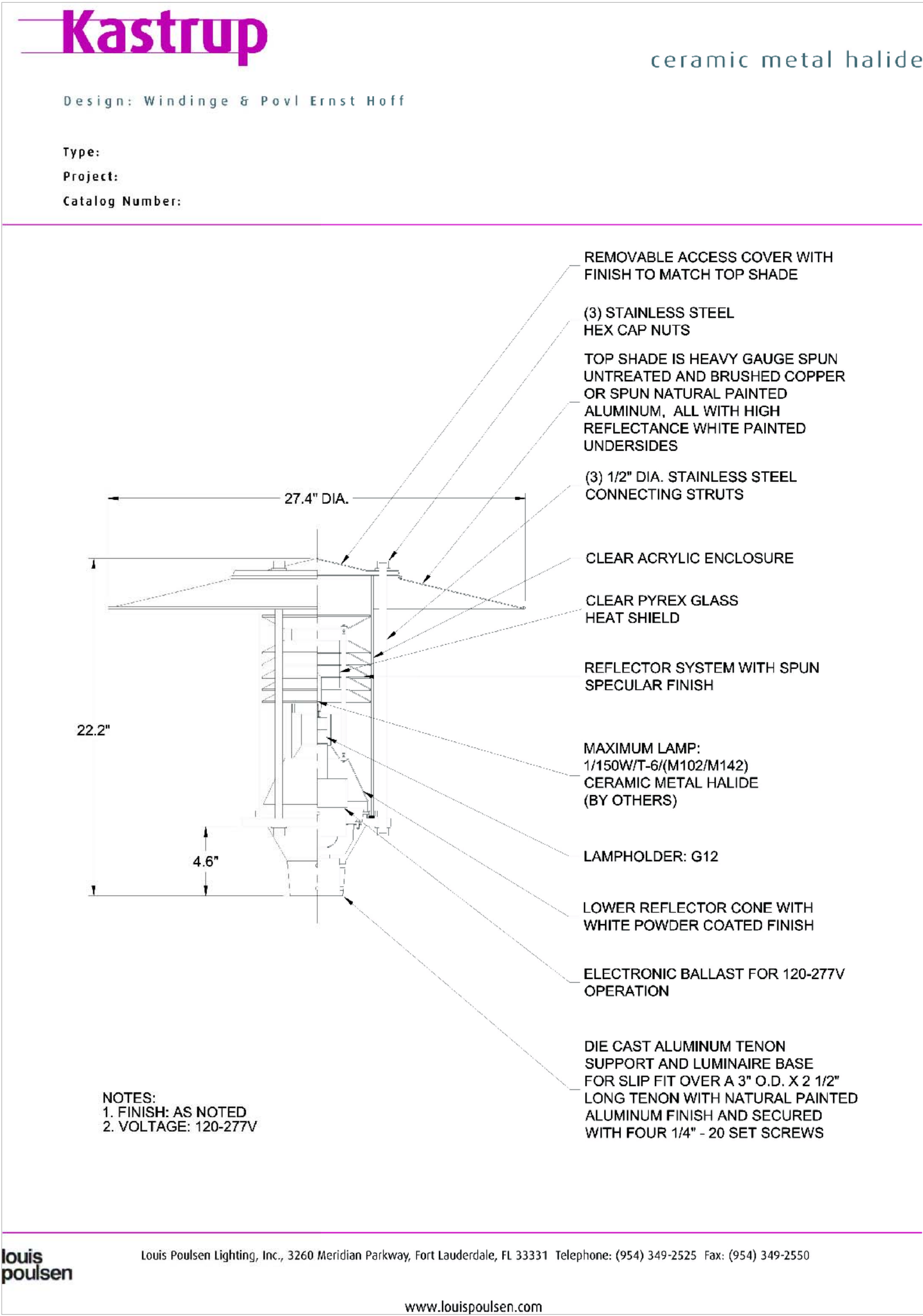
Light Level Requirements

A review of the Las Vegas Development Code indicate "The public areas and sidewalks should be designed to provide a minimum average of one foot-candle of light at ground level."

A thorough review of the Las Vegas Development Code,Las Vegas Urban Design Guidelines and Downtown Las Vegas Centennial Plan should be accomplished by a qualified lighting engineer prior to further design and documentation.

Products

Refer to product information on this sheet.



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SCHEMATIC
DESIGN

PROJECT NUMBER: 4035

LIGHTING INTENT
PEDESTRIAN

SHEET NUMBER

L3-03

General Intent of Pedestrian Lighting

Ambiance
To set a mood, define character, quality, tone and atmosphere appropriate to uses of the space being lit.

Safety
To provide adequate light where hazards and intersections exist, protecting the general health and welfare of the pubic.

Character
An element that is used to define the features and traits which form the individual nature of a place.

Scale
An element that creates spaces which feel comfortable to pedestrians and defines the edges of the pedestrian realm.

Continuity
The site wide master controller is to manage all streetscape lighting and irrigation throughout the entire Symphony Park project. All pedestrian lighting will be orchestrated from this main controller to bring a unified management approach to the entire Symphony Park streetscape.

Assumptions

Individual Developers will hire a qualified lighting engineer to design the lighting plans for the Design Development and Constrution Documentation phases of the project

Light Level Requirements

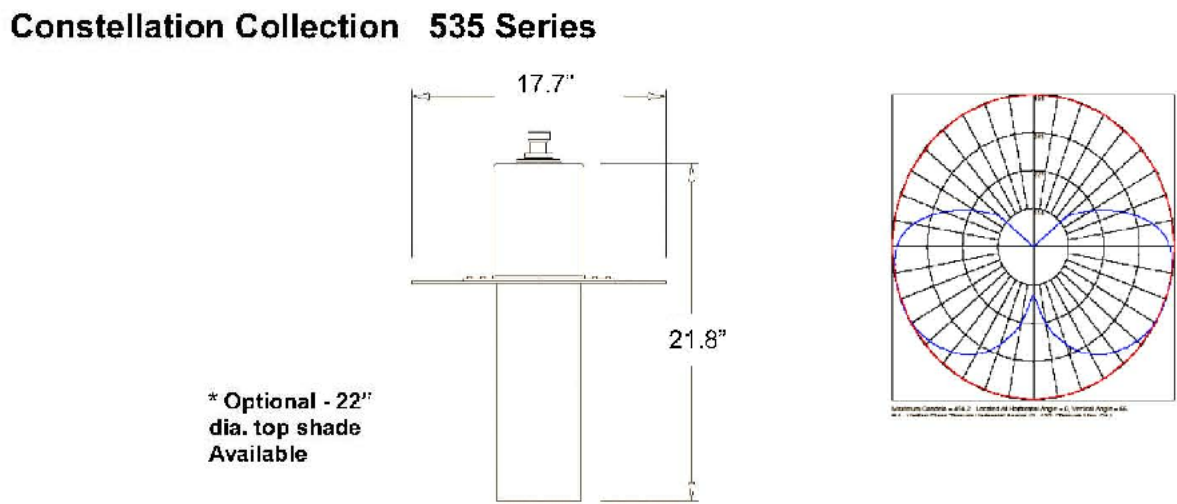
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A thorough review of the Las Vegas Development Code,Las Vegas Urban Design Guidelines and Downtown Las Vegas Centennial Plan should be accomplished by a qualified lighting engineer prior to further design and documentation

Products

All Visio and Hellux products to be aluminum and stainless steel only. No painted products. For more detail refer to product information on this sheet.

Project: _____
Type: _____
Approved: _____
Cat: # 5 / PE / SYM / AW / / / / Options / Options / Options _____
Series Top/Shade Mtg Optics Diffuser Lamp Voltage Color Options Options Options



Ordering code Example: #535-PE-SYM-AC-70MH-1-VER

Series	Top & Shade	Mounting	Louwer/Optic	Diffuser
☒ 535	☐ 35	☒ PE = Pendant	☒ SYM	☒ AW = Acrylic White
Cyl = 6.4" dia				
☐ 35C*				
*C = 22" Dia. top shade				
☐ 35-SS **				

Rated IP 65 for Ingress Protection
** SS = Stainless Steel housing and top shade
* * * Ballast remote mounted in pole

Wattage/Lamp	Voltage	Color (housing & top shade)	Options
☐ 50MH = 50W MH	☐ 1=120	☐ WHT = White	☐ FS - Single/Double Fuse
☐ 70HP = 70 W MH	☐ 2=208	☐ BLK = Black	
☐ 42 CF = 42 W COMP FLUOR	☐ 4=240	☐ VER = Verde	
☐ 60CF = 60 W COMP FLUOR	☐ 7=277	☐ BRZ = Bronze	
☐ 85CF = 85 W COMP FLUOR * * * *		☐ GRE = Green	
☐ 12CF = 120 W COMP FLUOR * * * *		☐ RED = Red	
		☐ CC = Specify RAL Color	



Effective: November 11, 2005
Sarasota, FL 34243
941.755.6694
Fax: 941.751.5535

Project: _____
Type: _____
Approved: _____
Cat: # 5 / PE / SYM / AW / / / / Options / Options / Options _____
Series Top/Shade Mtg Optics Diffuser Lamp Voltage Color Options Options Options

Constellation Collection 535 Series

Luminaire body
Body made of #305 (copper-free, marine grade) aluminum casting, with a corrosion proof, chromate primer. Canopy made of heavy gauge aluminum. Sealing by silicone rubber gaskets.

Option: housing body and top shade will be made of stainless steel with a bead blasted finish

Mounting
Mounting for Pendant mounted fixtures on a coupling/filter system compatible with Visio bracket and pole systems.

Optical system
Broad radiant luminous intensity distribution.

Electrical unit
Electrical unit completely wired and removable. Easy lamp replacement

Glazing
Diffuser made of opal white translucent, unstructured acrylic.

Surface coating
Finish shall start with a Zinc Chromate Conversion is a process where the aluminum that comes in contact with the chromatic acid by immersion changes the molecular structure of the aluminum surface from a surface than can corrode to an inert metal material, aluminum chromate, which cannot corrode or come off, and is finished with an electrostatically applied powder topcoat. The entire process is an 8-stage process. Standard finishes available include Black, White, Verde,

Bronze, Green, and Red. Other RAL colors are optionally available. Consult factory.

Stainless Steel housing and top shade are furnished with a bead blasted finish

Technical specifications
Voltage: 120, 208, 240, 277
IP Rating: IP65
UL and CUL



Accessories
Please refer to the Visio Pole and Bracket Brochure for Visio bracket systems, poles,

E P A

0.75 Sq Ft

Weight

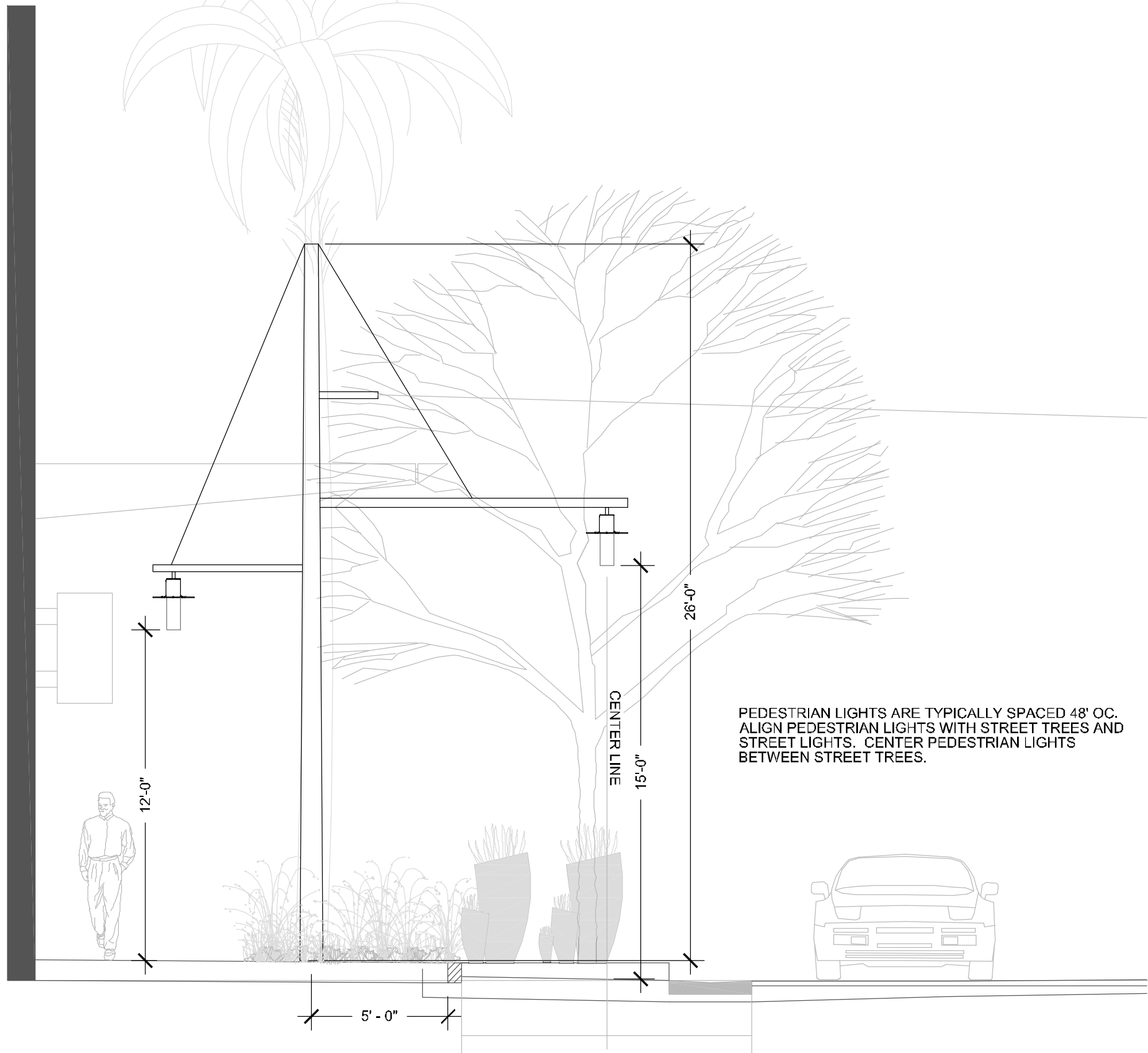
27 LBS



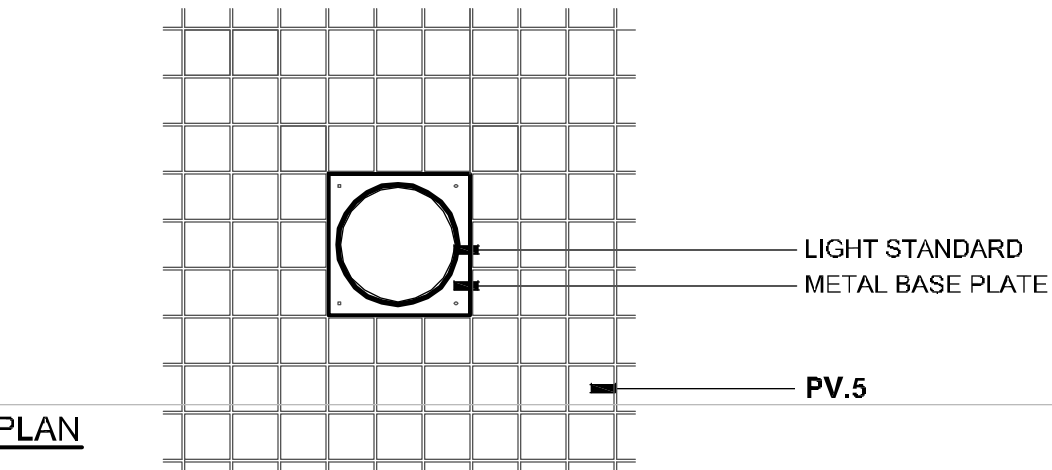
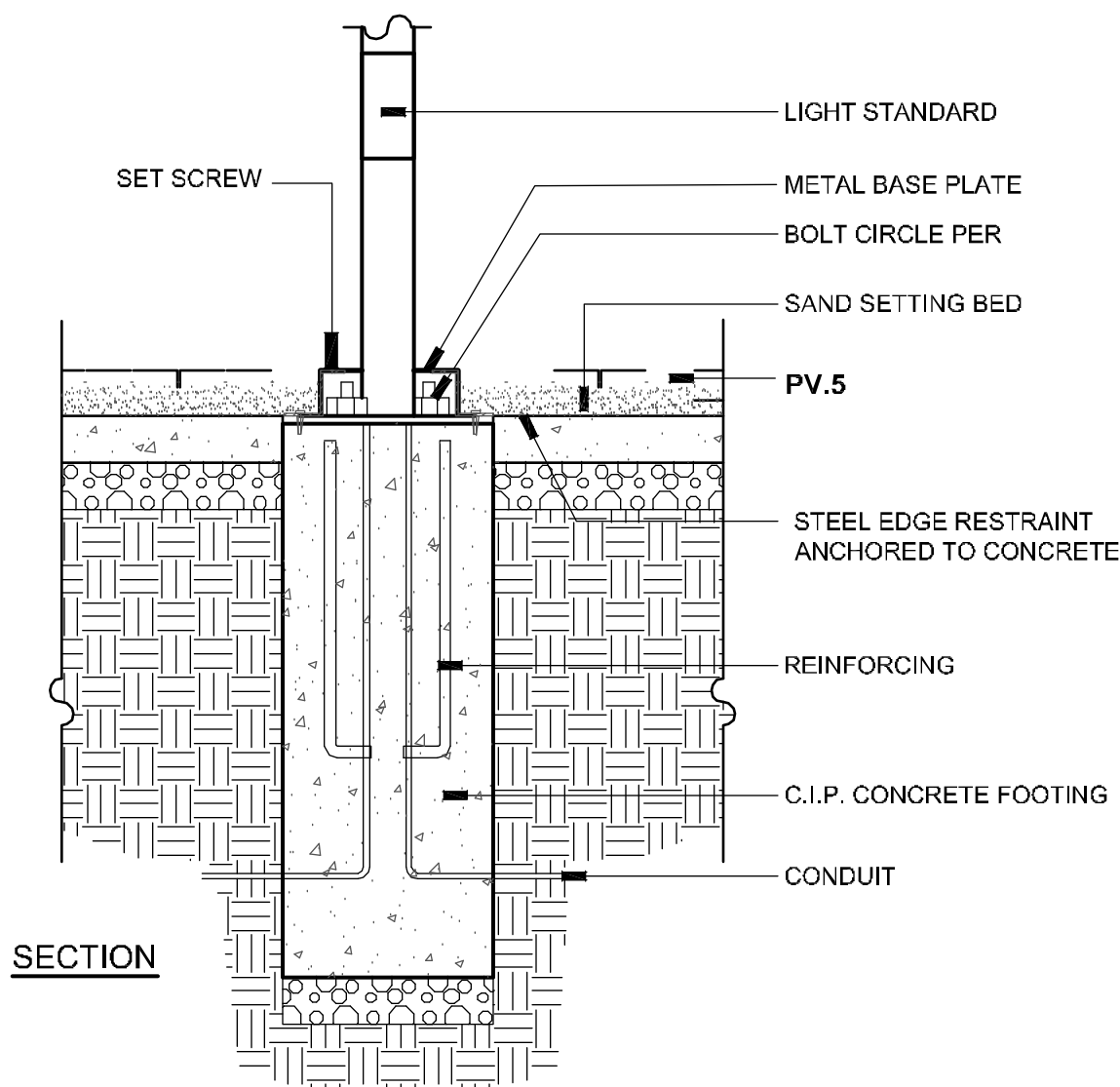
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Fax: 941.751.5535



TYPICAL SECTION
1/4"= 1'-0"



PEDESTRIAN LIGHT MOUNTING DETAIL
3/4"= 1'-0"

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SCHEMATIC
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PROJECT NUMBER: 4035

LIGHTING INTENT
PROMENADE

SHEET NUMBER

L3-04

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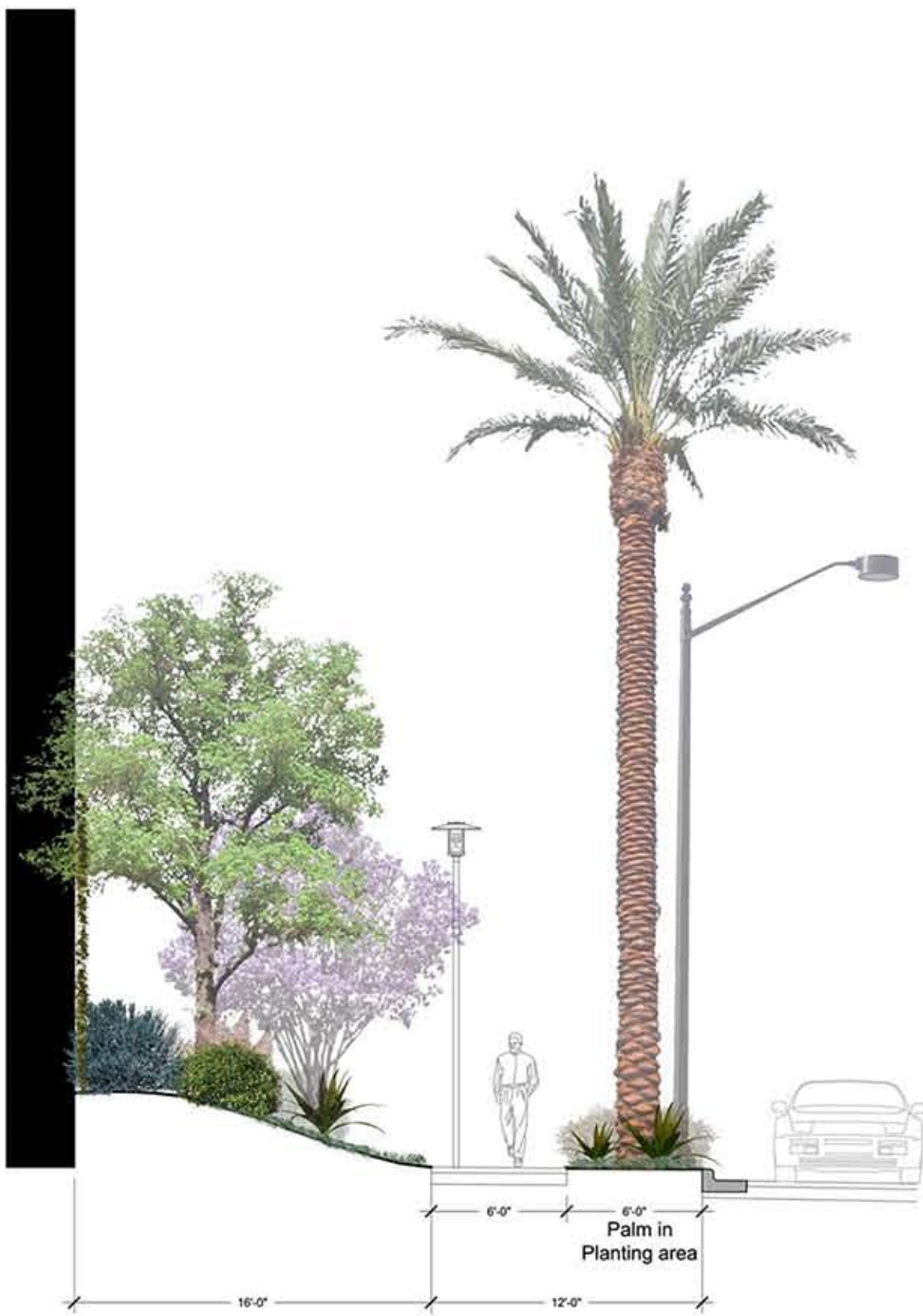
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STREET CROSS
SECTIONS

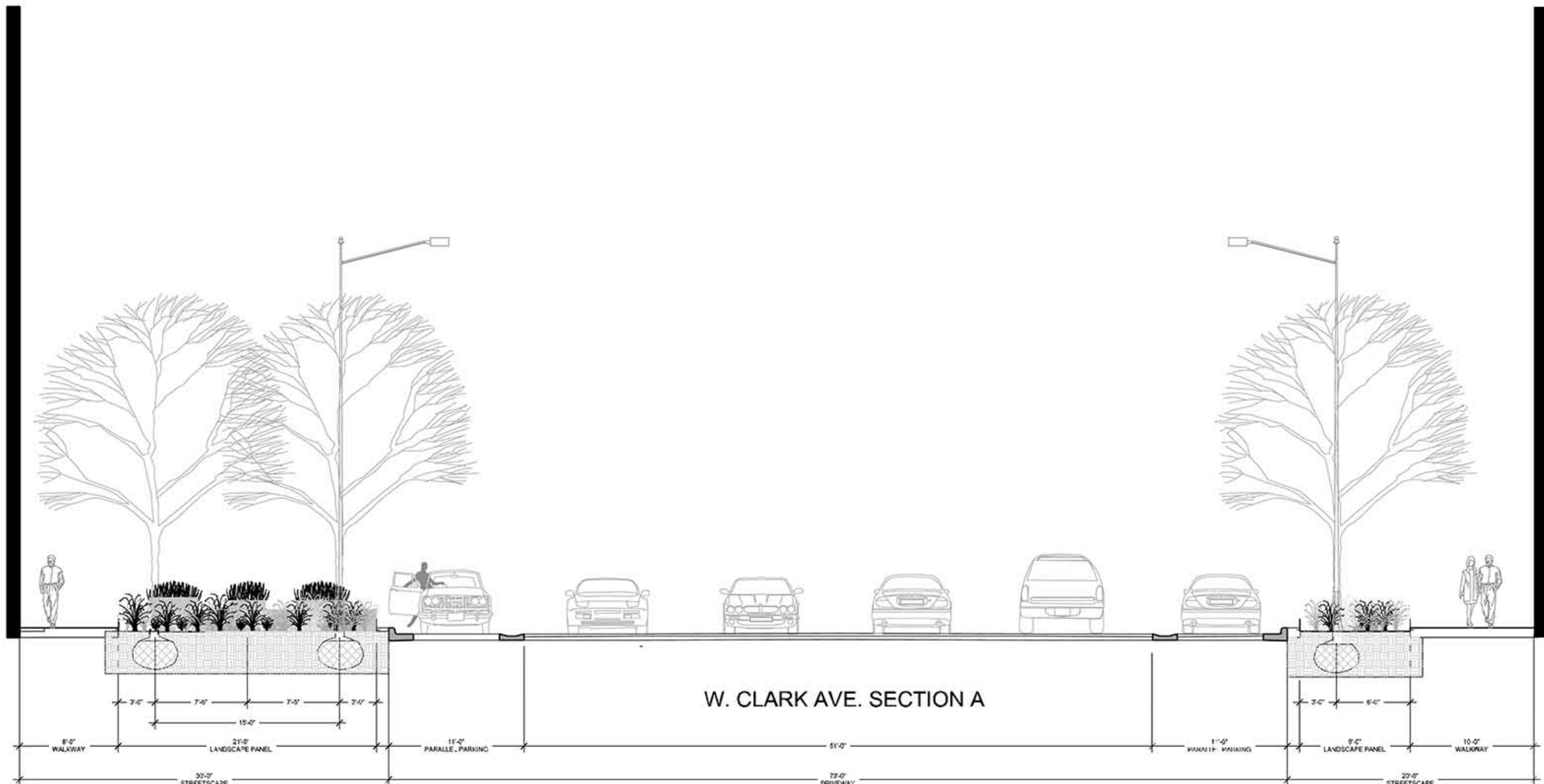
SHEET NUMBER

L5-01

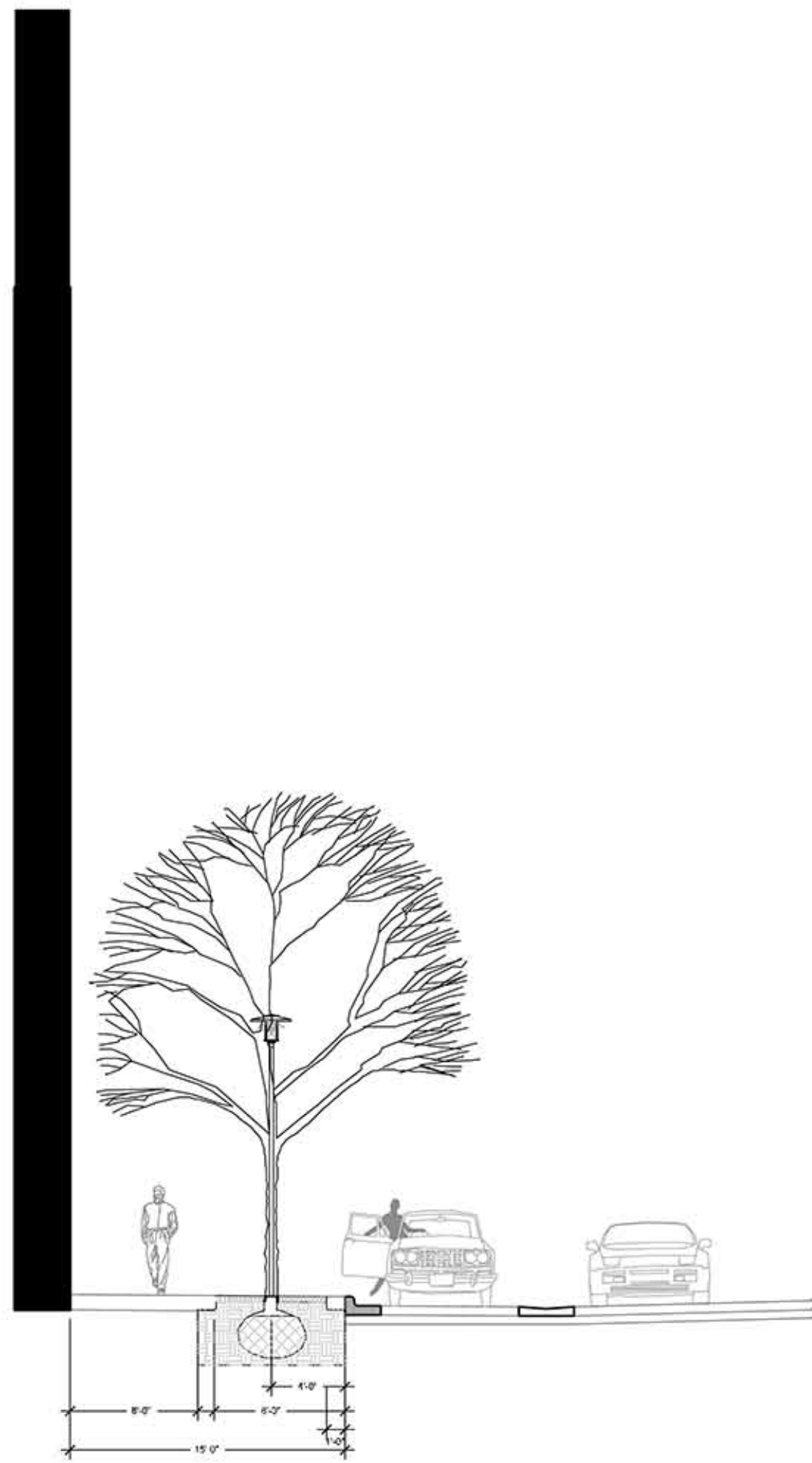
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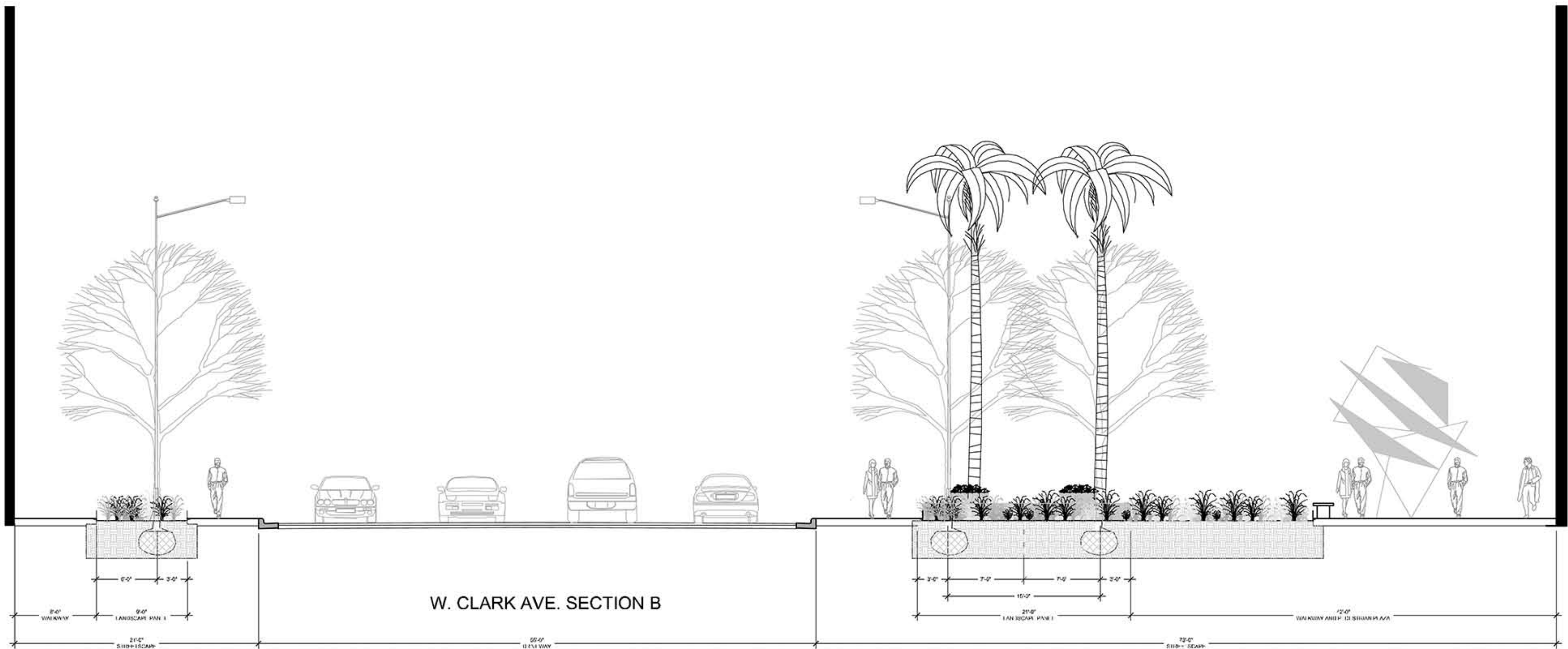
GRAND CENTRAL PARKWAY



W. CLARK AVE. SECTION A



WEST CARSON AVE. & WEST BRIDGER AVE.



W. CLARK AVE. SECTION B

ISSUE DATE: November 9, 2007

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REVISIONS

#	DATE	DESCRIPTION
1	07/10/2007	PROMENADE CLEAR ZONE
2	09/07/2007	PRIVATE STREET LIGHTING
3	09/07/2007	PARCEL FIG PRIVATE ST.
4	11/09/2007	STREET LIGHTS
5	01/08/2008	FINAL EDITS
6	12/12/2008	SD NOTE ADDITION
7	06/05/2009	NAME REVISIONS

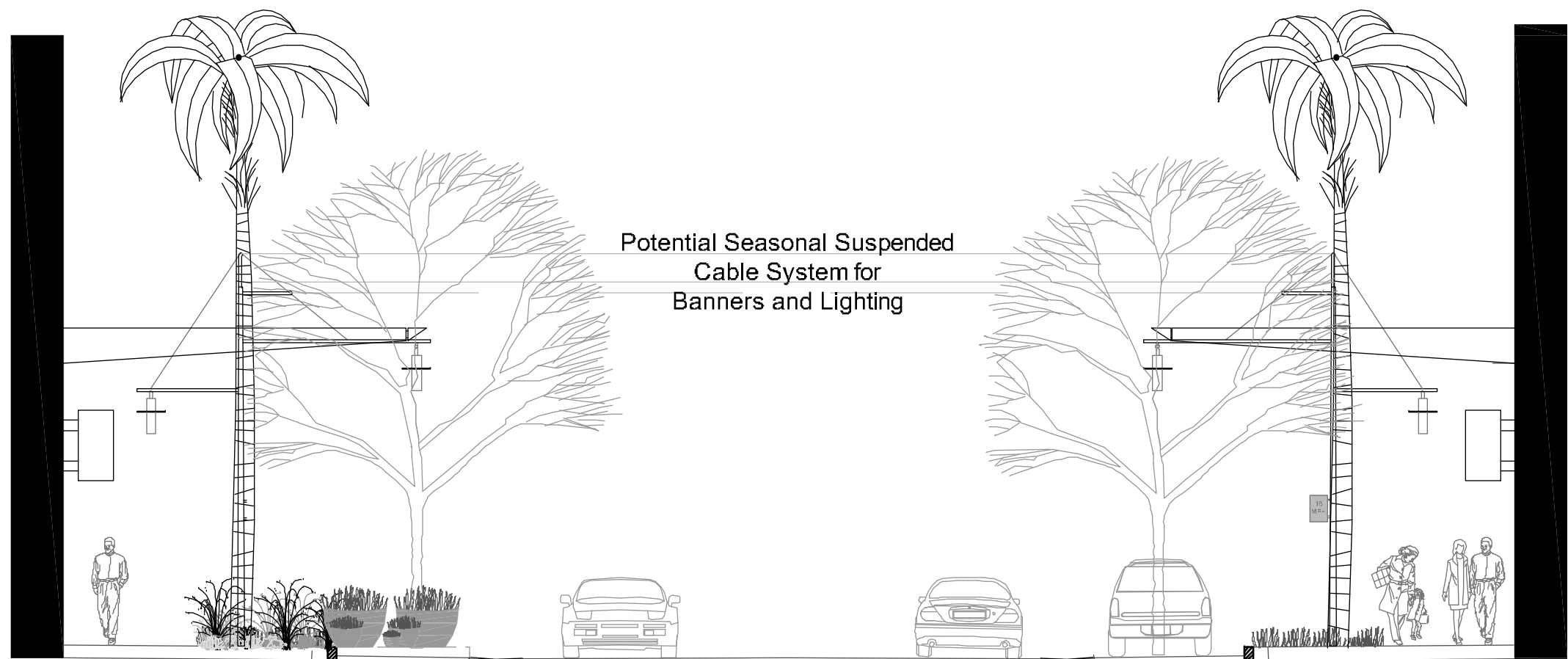
SCHEMATIC
DESIGN

PROJECT NUMBER: 4035

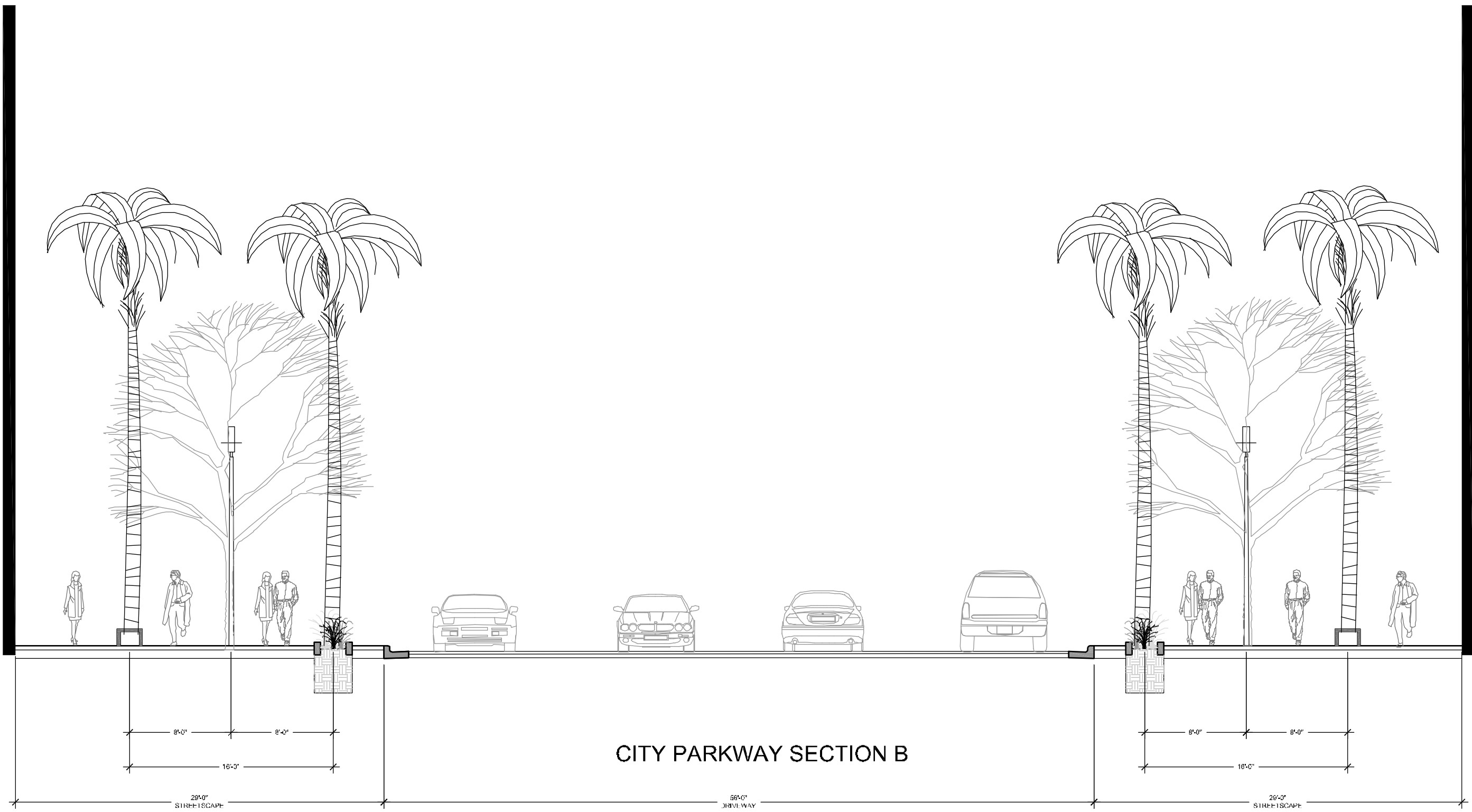
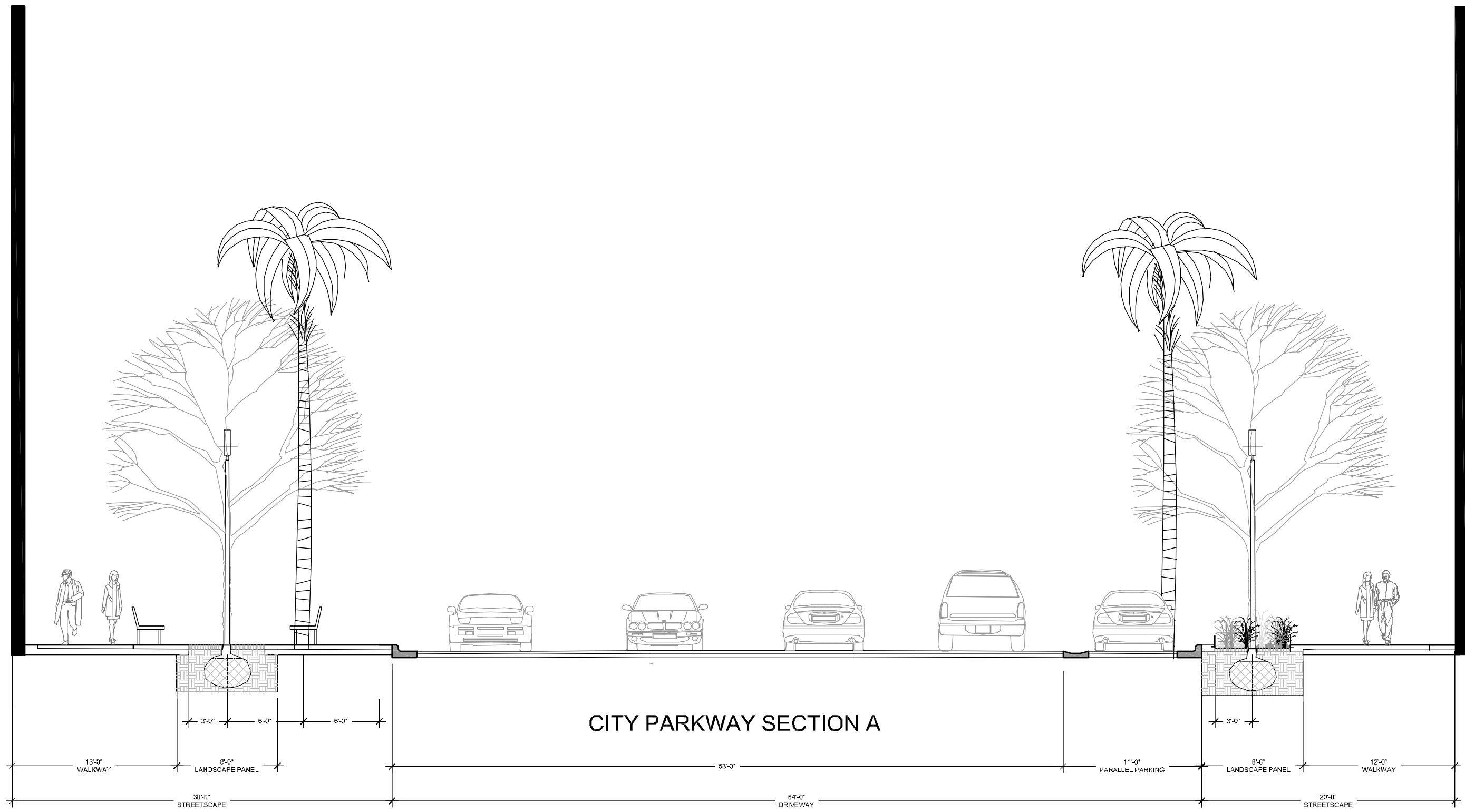
STREET CROSS
SECTIONS

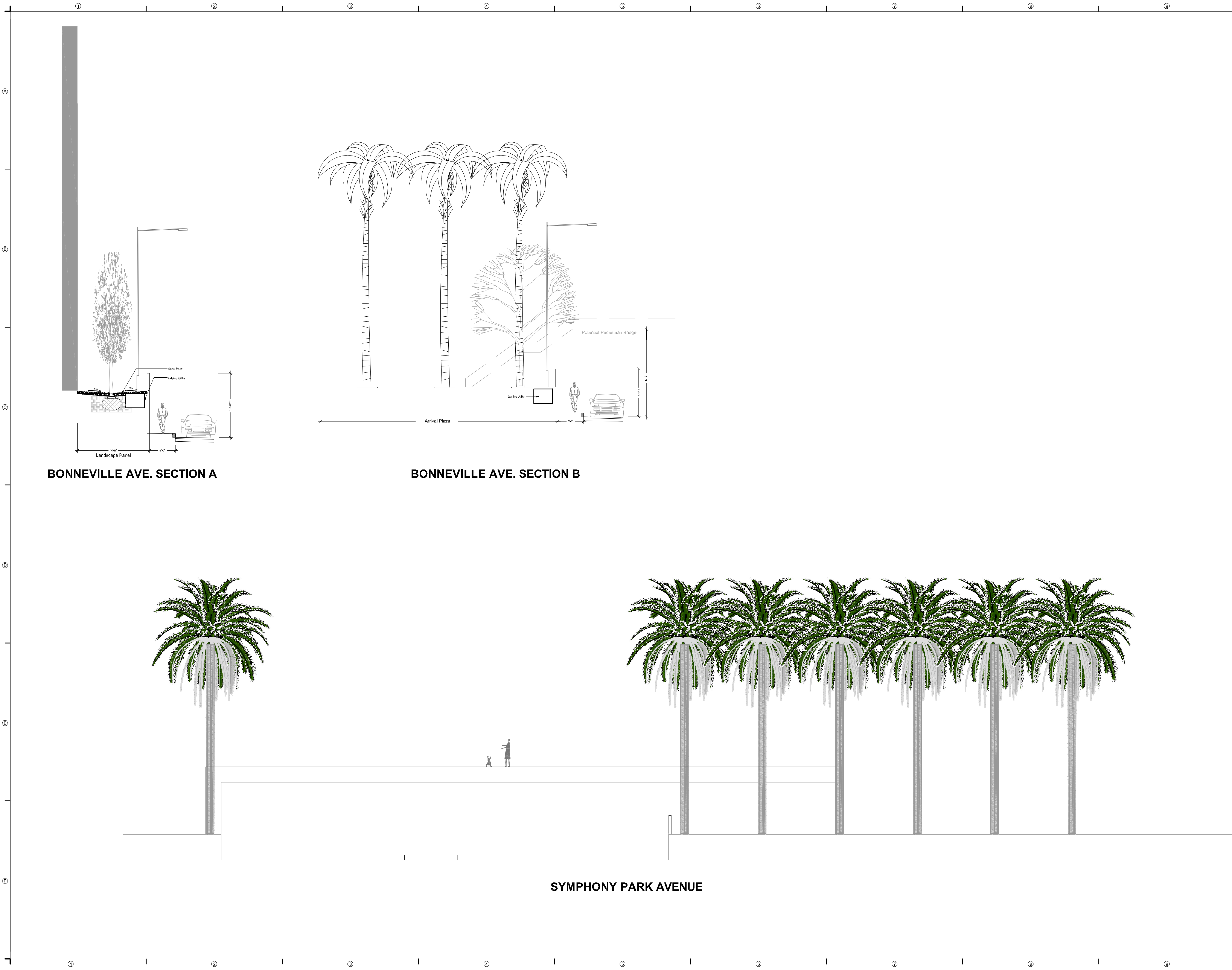
SHEET NUMBER

L5-02



Promenade Place





BONNEVILLE AVE. SECTION A

BONNEVILLE AVE. SECTION B

SYMPHONY PARK AVENUE

CITY OF LAS VEGAS

NEWLAND COMMUNITIES

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STREETSCAPE SCHEMATIC DESIGN

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6	12/12/2008	SD NOTE ADDITION
7	06/05/2009	NAME REVISIONS

SCHEMATIC
DESIGN

PROJECT NUMBER: 4035

STREET CROSS
SECTIONS

SHEET NUMBER

L5-03

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