

APPROVED

CITY COUNCIL DATE: 9/1/99
 PLANNING COMMISSION DATE: 9/1/99
 BY: David Perlman
 PLANNING AND DEVELOPMENT
 CITY OF LAS VEGAS



BWA
 LANDSCAPE
 ARCHITECTS
 888 W. GARDEN COURT
 LAS VEGAS, NEVADA 89106
 (702) 735-0000
 FAX (702) 735-0001

Seal

DATE: 9/21/99

REVISIONS

1.
 2.
 3.
 4.

Young Israel Building
 Located @ Village Square at Peccole Ranch
 Prepared for the Triple 5 Corporation

Project Info

Young Israel Building at Peccole Ranch

Landscape Plan

Sheet Title

Drawn By: L.P.

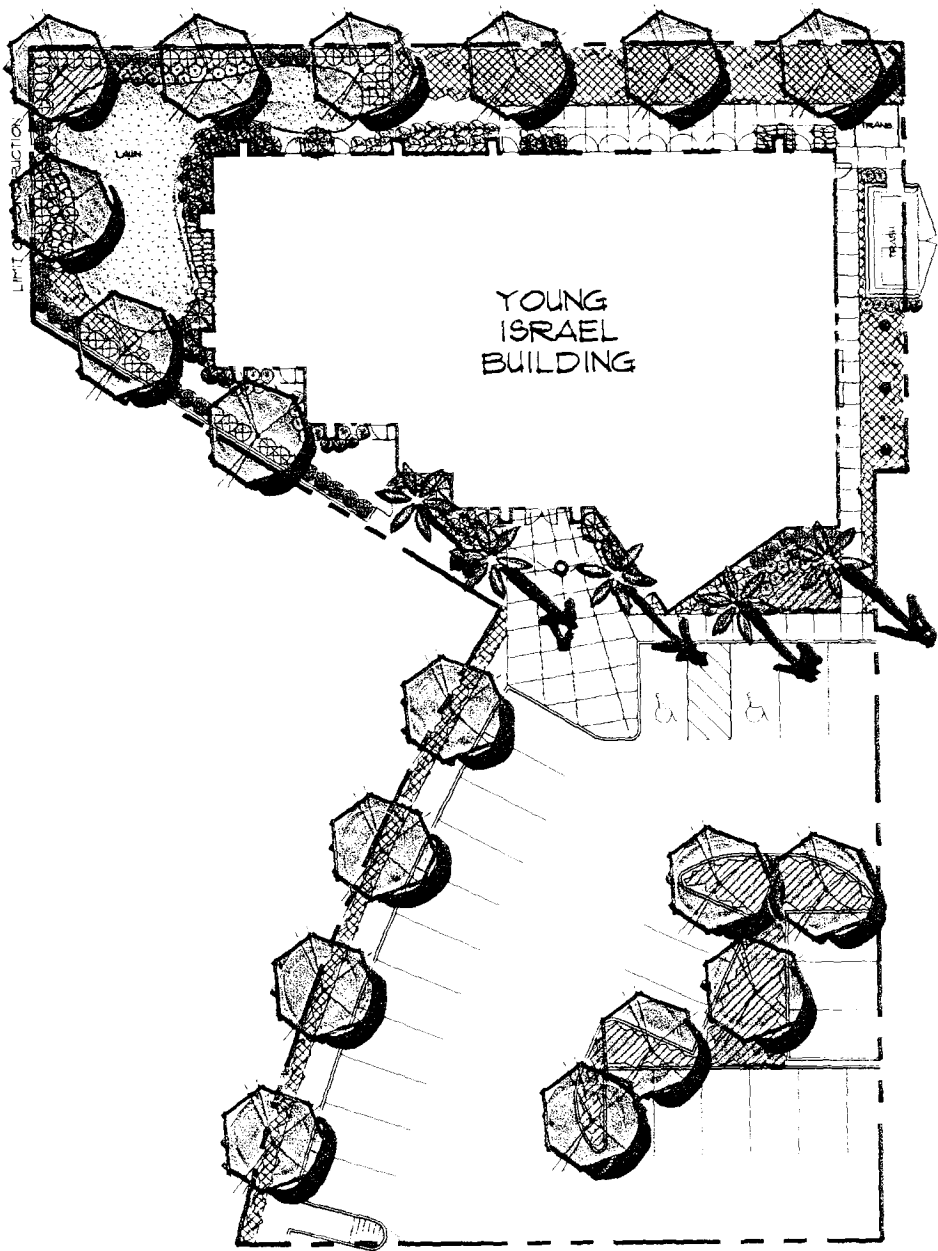
Checked By: D.W.

Scale: 1/16" = 1'-0"

Job #: 990717

Sheet #

L-1

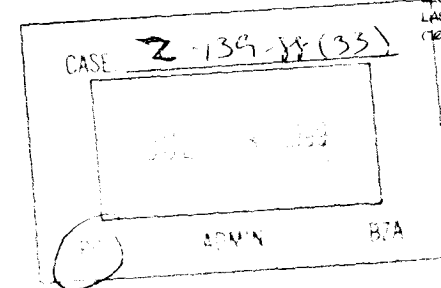


PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	14" BOX	STANDARD TRUNK
	PHOENIX DACTYLIFERA	DATE PALM	3/8" BTH	DIAMOND CUT - NO AIR ROOTS
	WASHINGTONIA ROBINIA HYBRID	HYBRID MEXICAN FAN PALM	1/2" BTH	BROWNED
	ADONIS AFRICANUS	LILY OF THE NILE	5 GALLON	
	CHAMEROPS HAPLUS	WESTERN AUSTRALIAN FAN PALM	24" BOX	
	DIERIS VEGATA	AFRICAN IRIS	5 GALLON	
	FEUCA BELLICARNA	PIEAPPLE GUAVA	5 GALLON	
	LEUCOSCALLIS SP.	CATALPA	1 GALLON	
	NEROLI OLEANDER PETITE PINK	PETITE PINK OLEANDER	5 GALLON	
	NEON YELLOW NYMPHEA	NEON YELLOW NYMPHEA	5 GALLON	
	JUNIPERUS HORIZONTALIS	TRAILING JUNIPER	1 GALLON	2' OC
	LANTANA MONTE BRUNO	SUN GOLD LANTANA	1 GALLON	2' OC
	ANNUAL COLOR	ANNUAL COLOR	4" POTS	3" OC
	FESCUE SOD OVER 4" DEPTH WASHED BILT			
	GALVANIZED STEEL HEADER			
	ROCK MULCH MOISTURE GOLD DECOMPOSED GRANITE 3/8" SCREENED # 1" DEPTH IN ALL PLANTING AREAS EXCEPT ANNUAL COLOR BEDS			

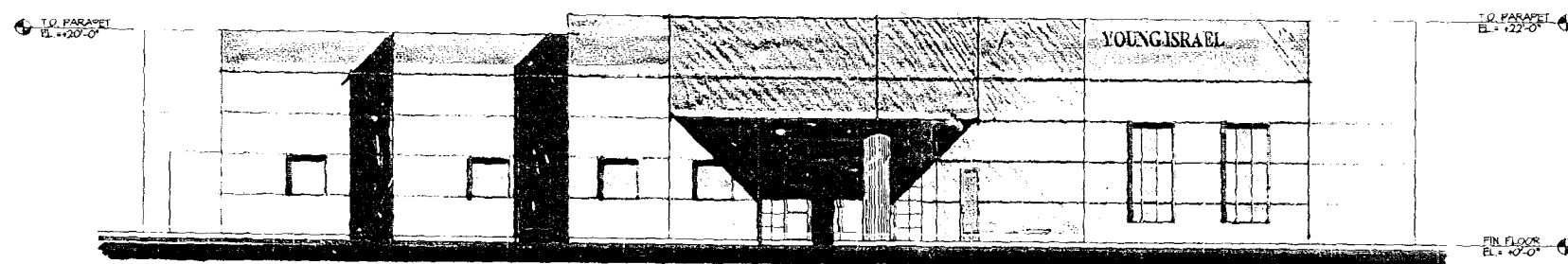
PLANT LEGEND

DISCREPANCIES BETWEEN THE DRAWINGS AND SITE SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE STARTING WORK.
 CONTRACTOR SHALL VERIFY ALL EXISTING SITE CONDITIONS PRIOR TO STARTING WORK.
 LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVE THE RIGHT TO REFUSE ANY PLANT MATERIAL/ROCK MATERIAL DEEMED UNACCEPTABLE.
 LANDSCAPE CONTRACTOR TO PROVIDE AGRONOMY TESTING FOR THIS SITE AND COMPLY WITH THE TESTING LAB'S RECOMMENDATIONS FOR BACKFILL MIX. SUBMIT REPORT TO LANDSCAPE ARCHITECT.
 QUANTITIES INDICATED ARE FOR CONVENIENCE ONLY. CONTRACTOR TO VERIFY ALL QUANTITIES.
 ROCK MULCH AREAS TO BE TREATED BEFORE AND AFTER INSTALLATION WITH PRE-EMERGENT HERBICIDE.
 ALL PLANTING AREAS SHALL RECEIVE ROCK MULCH. ROCK MULCH SHALL BE MOISTURE GOLD DECOMPOSED GRANITE 3/8" SCREENED AT A DEPTH OF 2". SUBMIT SAMPLES TO LANDSCAPE ARCHITECT. (SOURCE: KALAMAZOO MATERIALS OR APPROVED EQUAL.)
 ALL PLANTING BACKFILL SHALL CONSIST OF THE FOLLOWING MIX:
 50% WASHED SALT
 50% OPEN MULCH
 OPEN MULCH AVAILABLE THROUGH:
 WESTERN ORGANICS
 LAS VEGAS, NEVADA
 (702) 635-8330

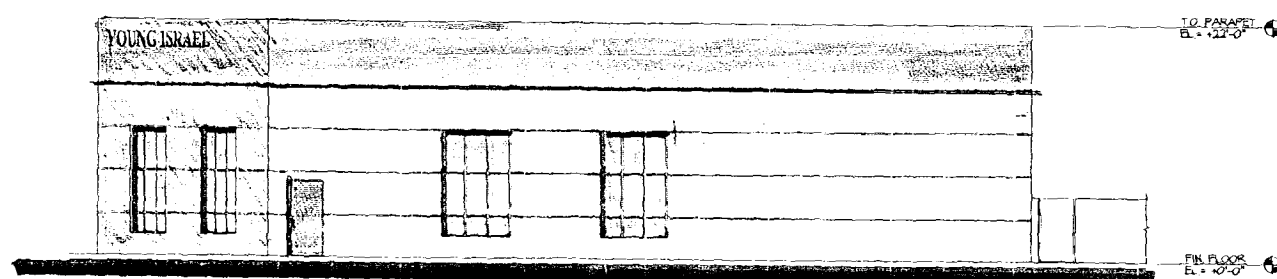


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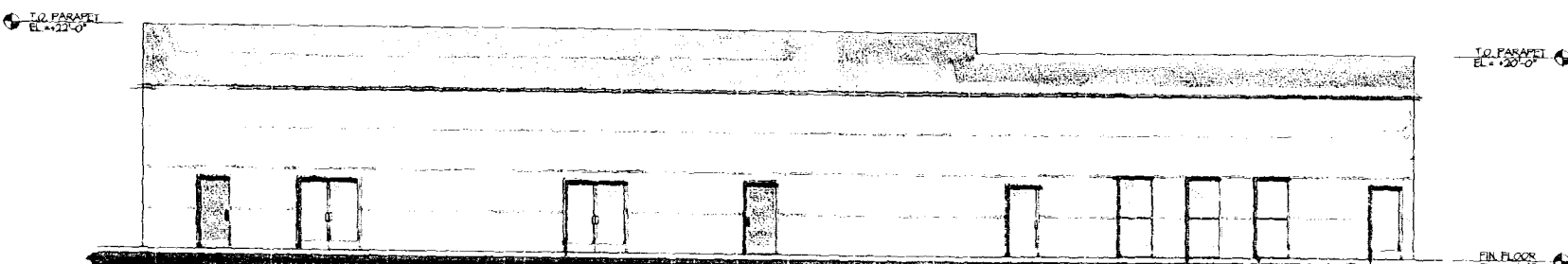
CONCEPTUAL LANDSCAPE PLAN
 SCALE: 1/16" = 1'-0"



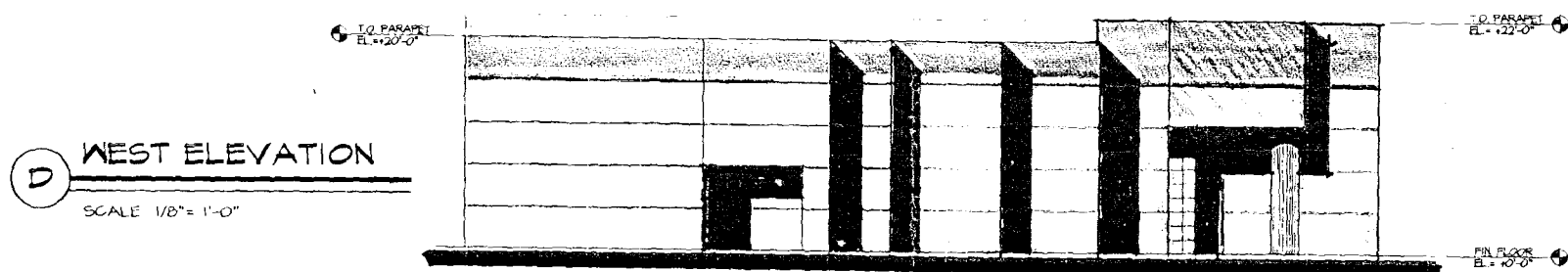
A SOUTH ELEVATION
 SCALE 1/8" = 1'-0"



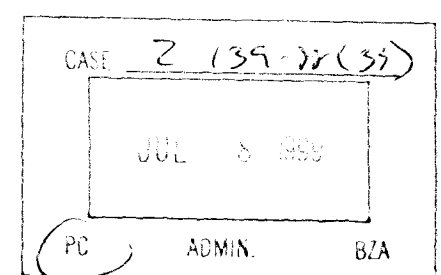
B EAST ELEVATION
 SCALE 1/8" = 1'-0"



C NORTH ELEVATION
 SCALE 1/8" = 1'-0"



D WEST ELEVATION
 SCALE 1/8" = 1'-0"



cc 9/1 APP
 pc 7/29 APP

Perlman
 Architects, Inc.
 2230 Corporate Circle, Suite 200
 Henderson, Nevada 89014
 702.990.9900 702.932.3222 fax

Village Square at Peccole Ranch, Young Israel

Port Anascha Rd. & Sahara Ave. Las Vegas, Nevada

ELEVATION

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(88) 88-681-2

Gross Area:	26,242 sf
Net Area:	26,242 sf

P-R INSTITUTIONAL/COMMUNITY SERVICE

TYPE V-N

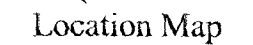
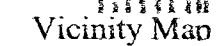
FLOOR	Area
FIRST FLOOR	7,600 sf

Code Required:	
ASSEMBLY AREA = 3,528 sf / 100 =	36 Spaces
ASSEMBLY AREA = 891 sf / 100 =	9 Spaces
CLASSROOM = 1.5 space x 1 classr. =	2 Spaces
LIBRARY = 1 space per 300 =	1 Space
OFFICE = 445 sf / 300 =	1 Space
	Total 49 Spaces
Provided:	25 Spaces
Handicap space required:	2 spaces
Handicap space provided:	2 spaces

Front:	20 ft
Rear:	15 ft
Side:	5 ft
Corner Street Side:	15 ft

Allowed:	2 Stories or 35 feet high
Provided:	1 story - 22 feet

Maximum:	80%
Actual:	29%



9590 W. Sahara Ave., Las Vegas, NV

CASE 2-13718
JUL 8 1990
PC ADMIN. BZA

SITE PLAN

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