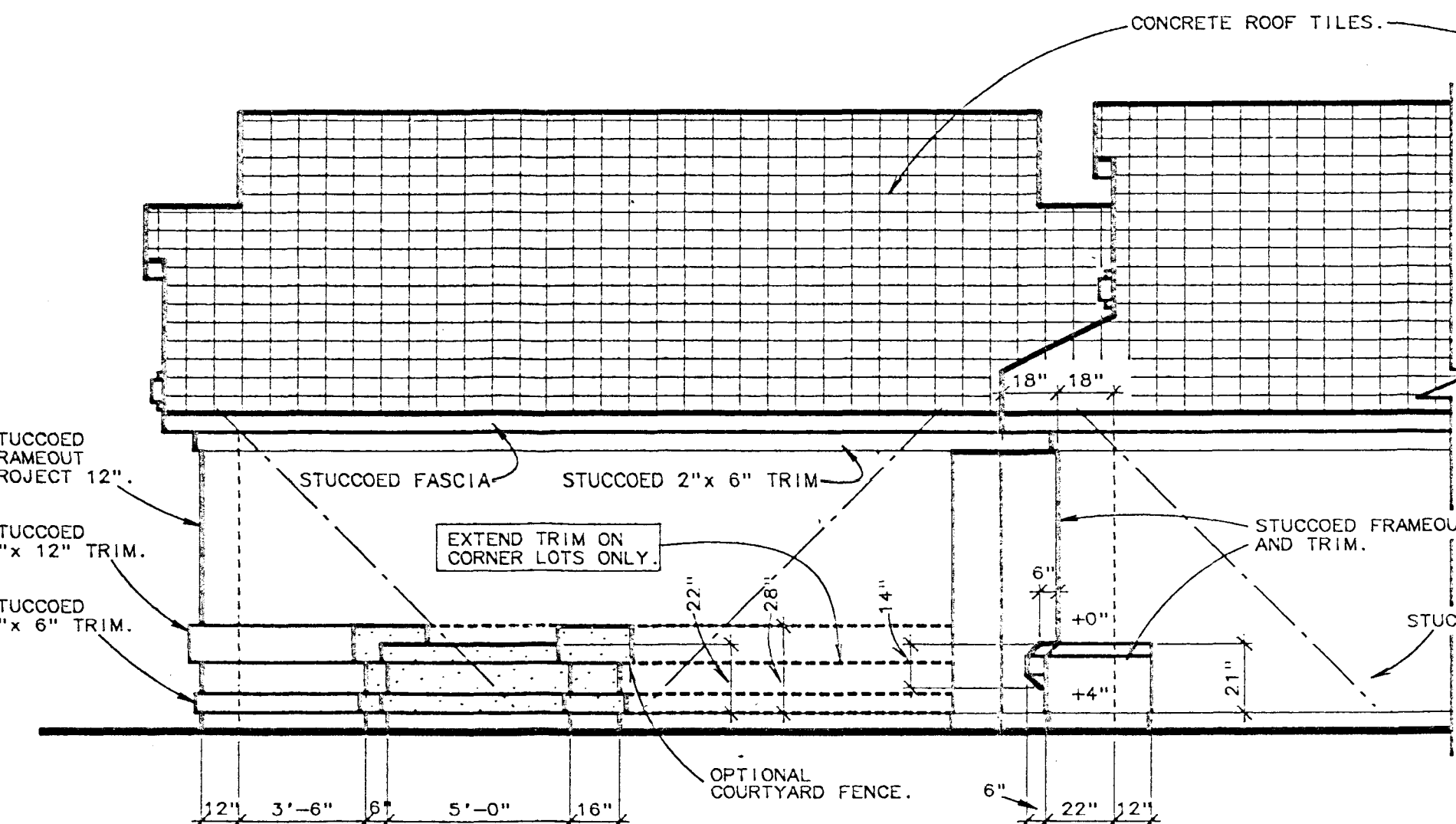
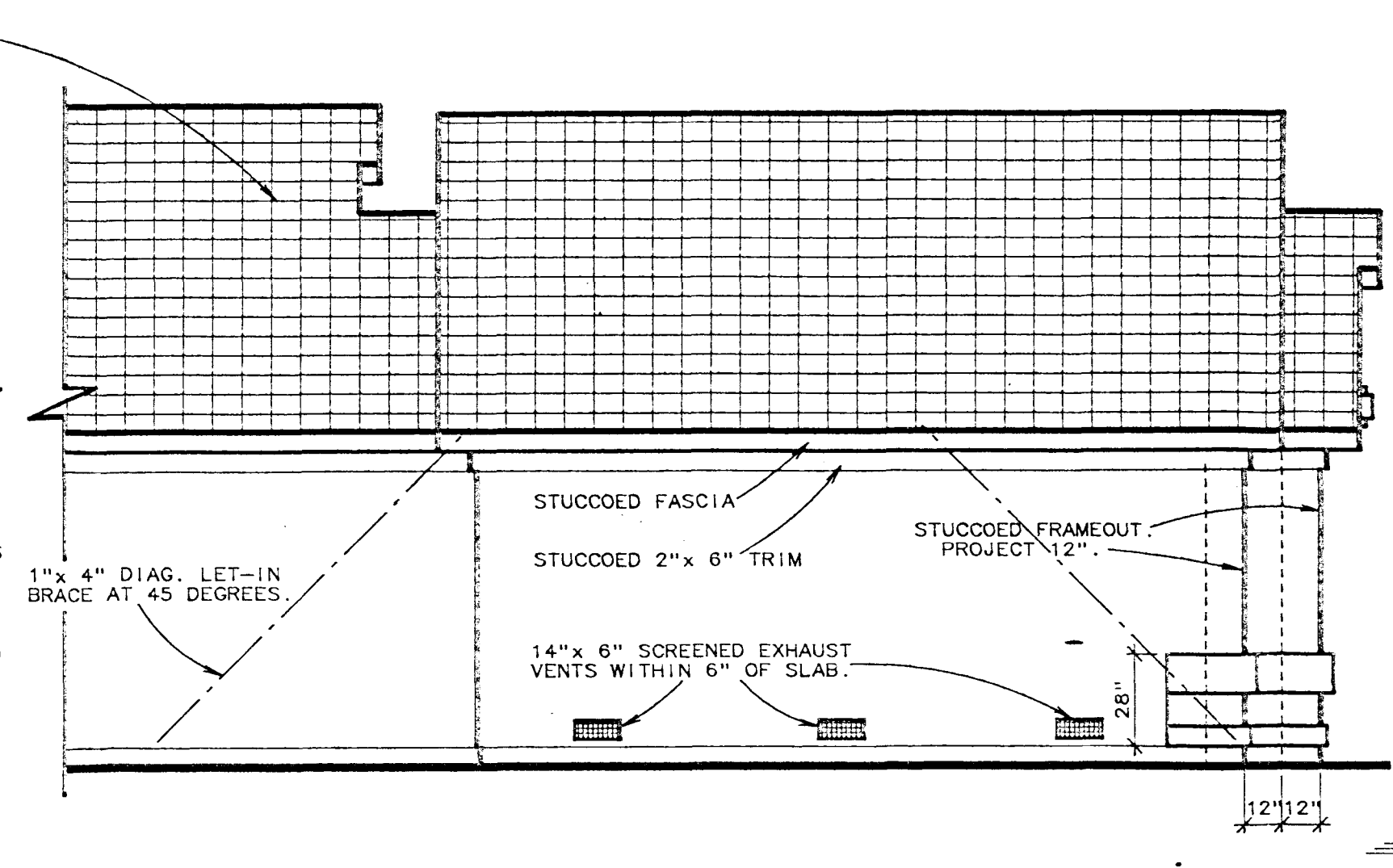




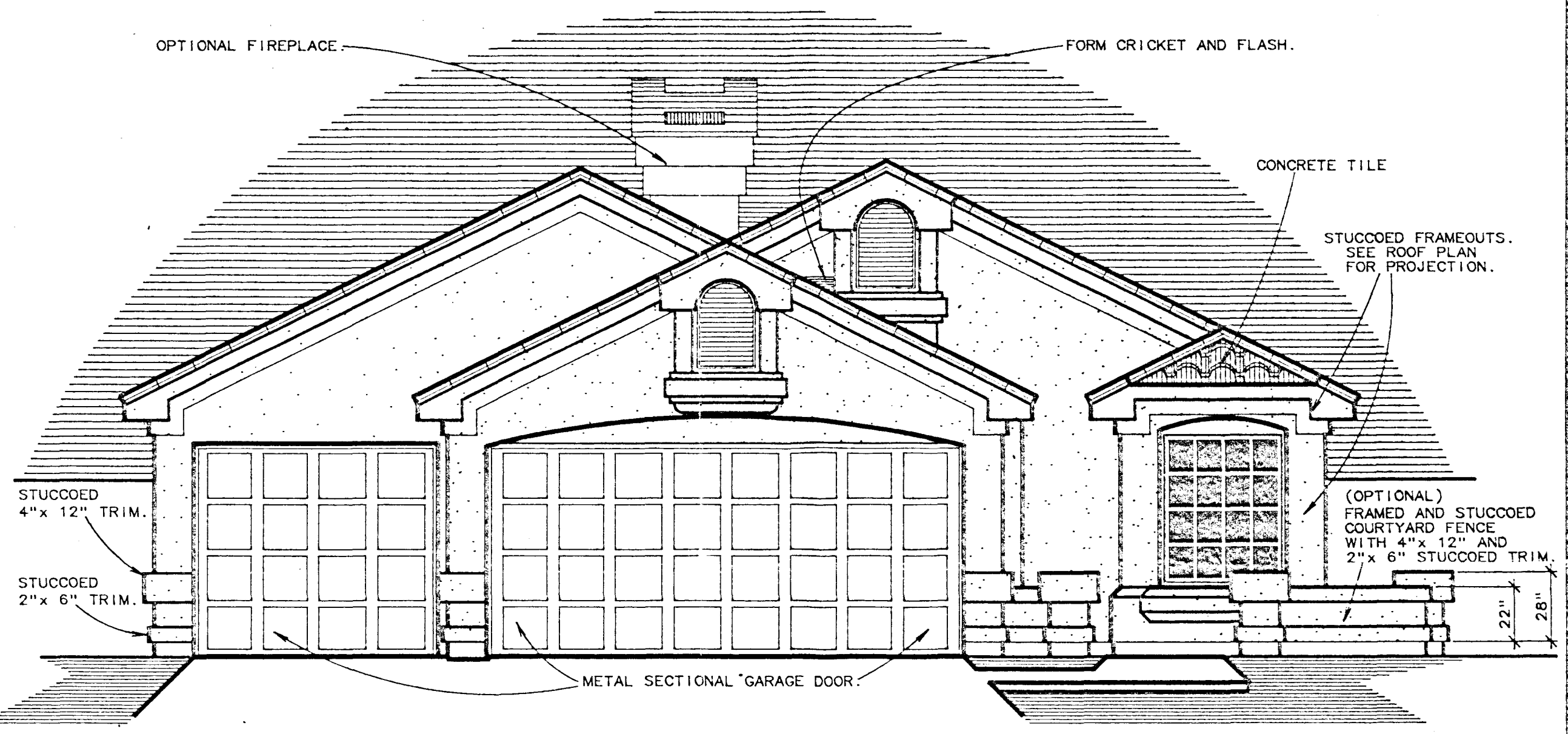
PARTIAL RIGHT ELEV. SC: 1/4" = 1'-0"

SEE SHEET #2 FOR ALL REPETITIVE NOTES.



PARTIAL LEFT ELEV. SC: 1/4" = 1'-0"

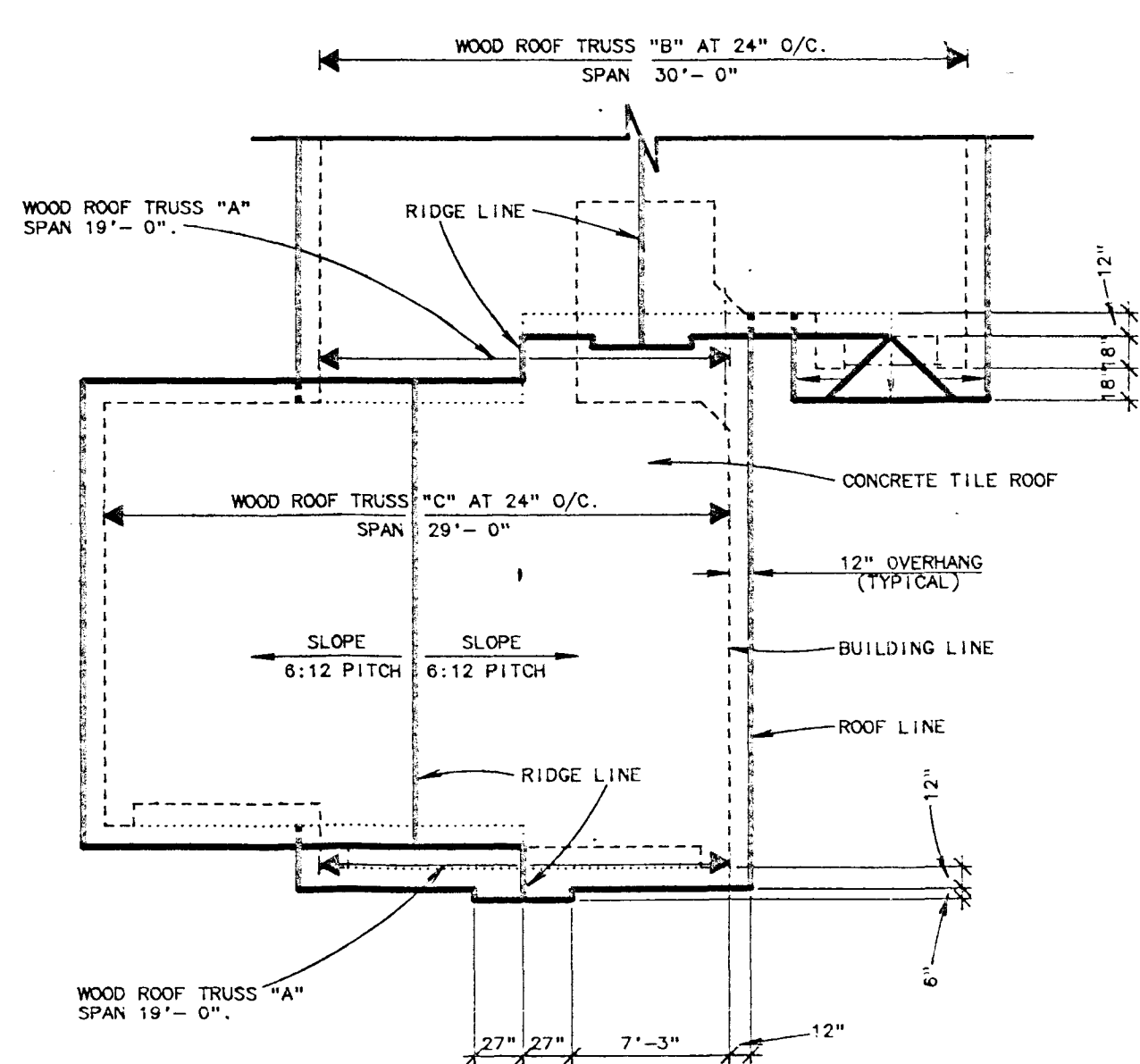
SEE SHEET #2 FOR ALL REPETITIVE NOTES.



FRONT ELEVATION SCALE: 1/4" = 1'-0"

SEE SHEET #2 FOR ALL REPETITIVE NOTES.

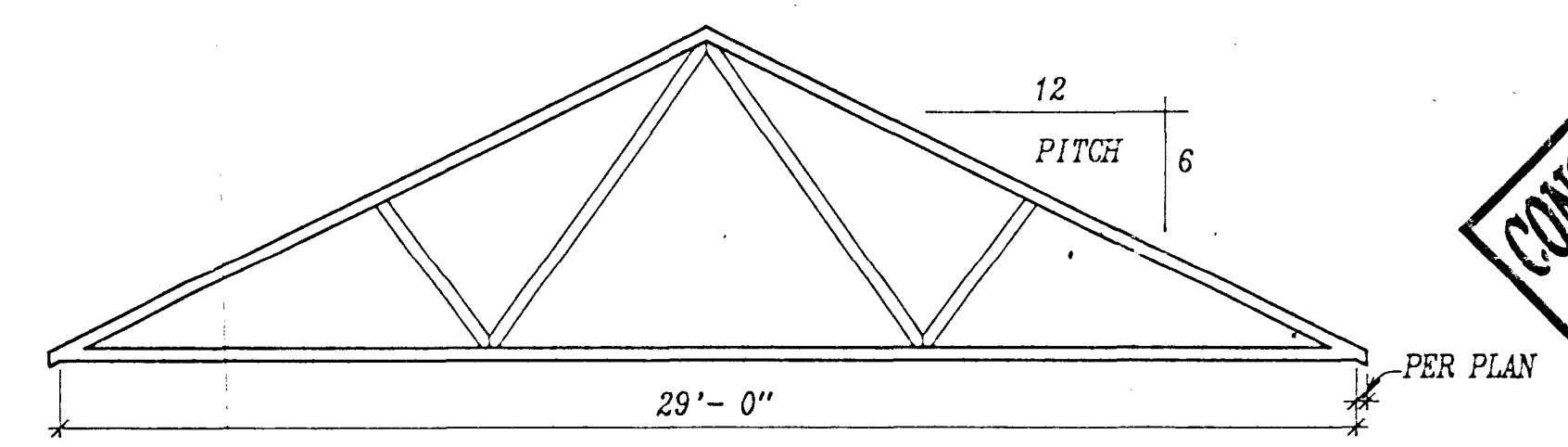
CONSTRUCTION DOCUMENT ONLY.
NOT FOR BUILDING PERMITS.



PARTIAL ROOF PLAN

SCALE: 1/8" = 1'-0"

SEE SHEET #2 FOR ALL REPETITIVE NOTES.

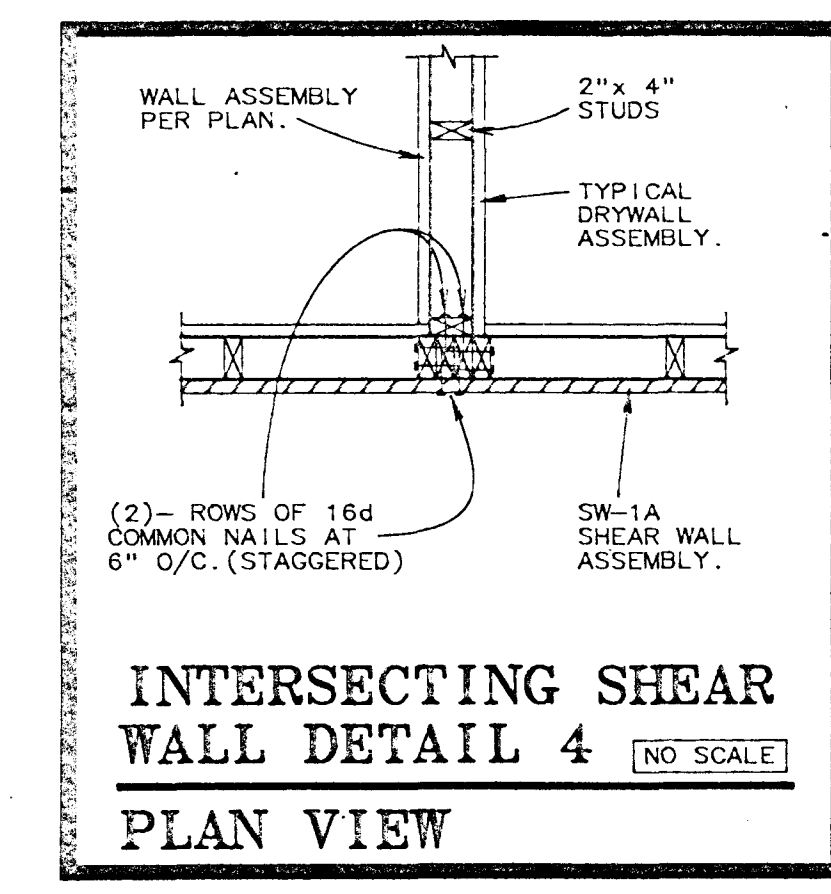


TRUSS "C"

ADDITIONAL TRUSS SET-UP

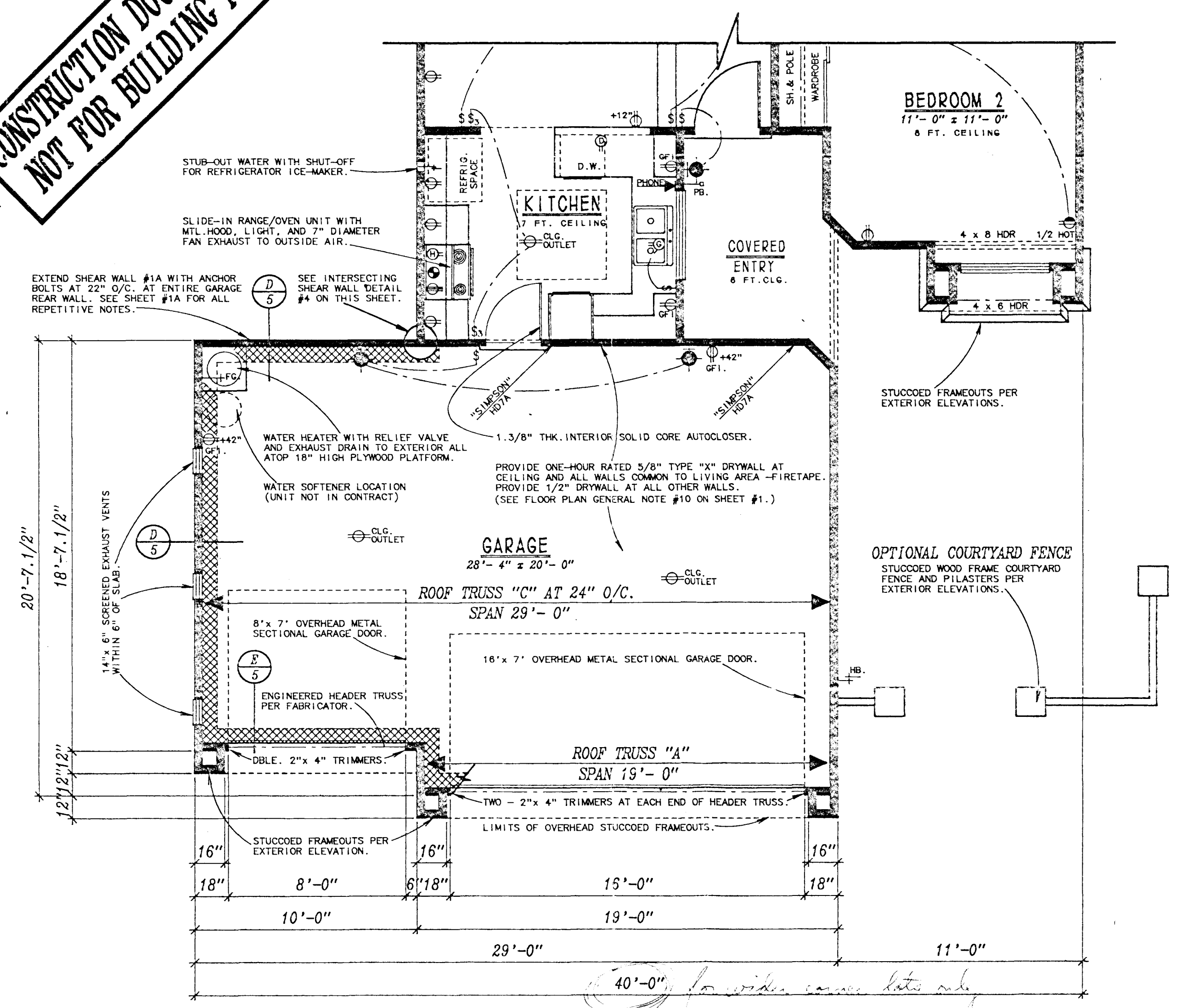
NO SCALE

SEE SHEET #4 FOR OTHER TRUSS SET-UPS.



INTERSECTING SHEAR WALL DETAIL 4

PLAN VIEW



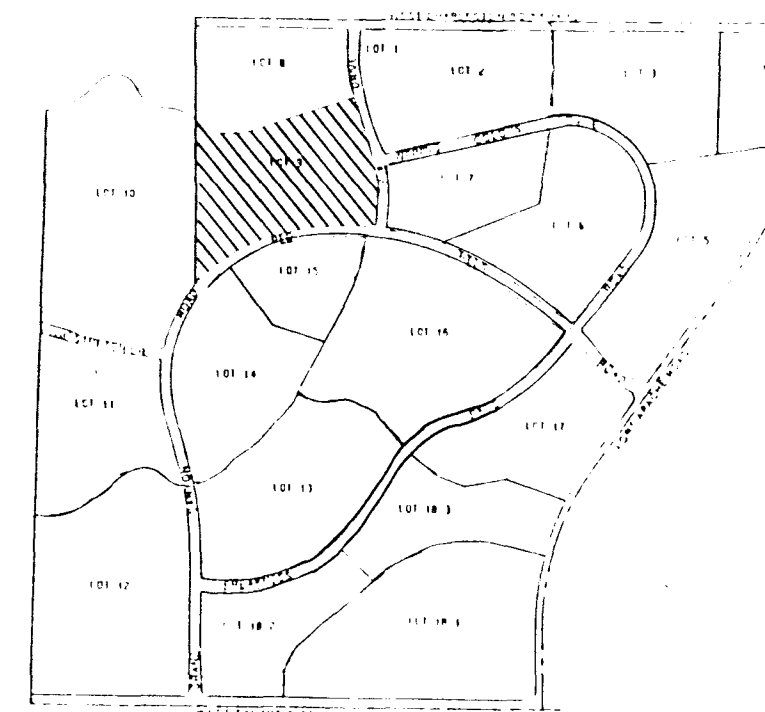
3-CAR GARAGE OPTION FLOOR PLAN ADDENDA

SCALE: 1/4" = 1'-0"

SEE SHEET #1 AND SHEET #1A FOR ALL REPETITIVE NOTES AND DIMENSIONS.

ATTIC VENTILATION REQUIREMENTS		
HOUSE ATTIC	1160 SQ. FT. / 150 = 7.73 SQ. FT. = 1113 SQ. IN. (NET FREE)	
GARAGE ATTIC	608 SQ. FT. / 150 = 4.05 SQ. FT. = 583 SQ. IN. (NET FREE)	

ELEVATION
STAFF COPY
Z-139-88(9)
04/08/93 PC



VICINITY MAP

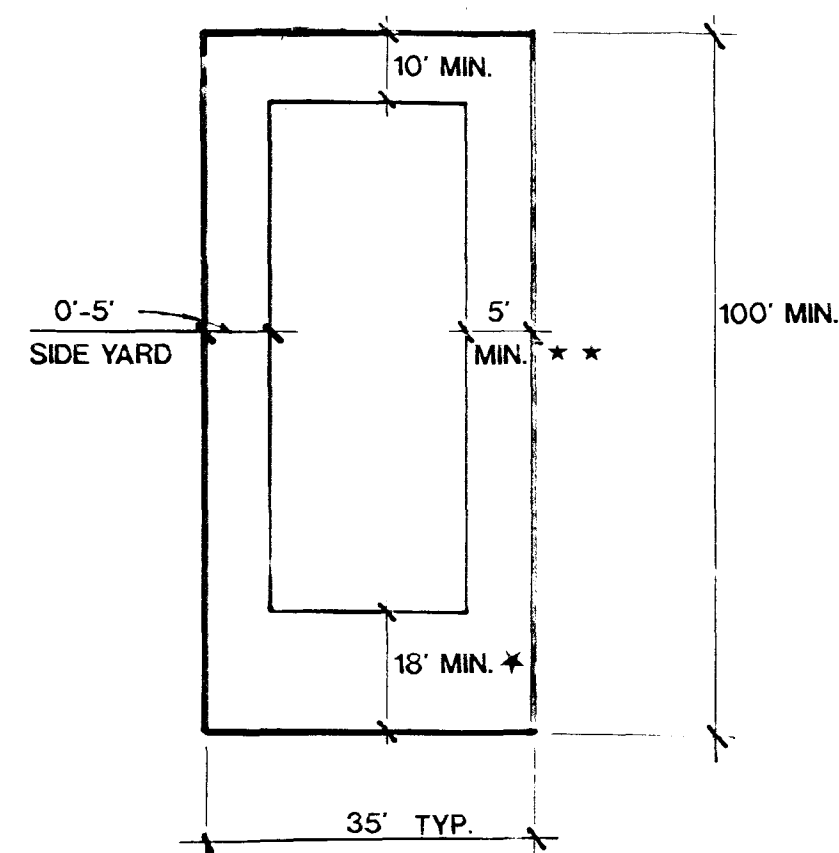
MULTI FAMILY R-3
VACANT

$$\begin{aligned}\Delta &= 54^{\circ}40'13'' \\ R &= 455.00' \\ T &= 235.20' \\ L &= 434.15'\end{aligned}$$

EXISTING SINGLE FAMILY DETACHED
R-PD7EXISTING BLOCK WALL (RETAINING)
WALL HEIGHT VARIES

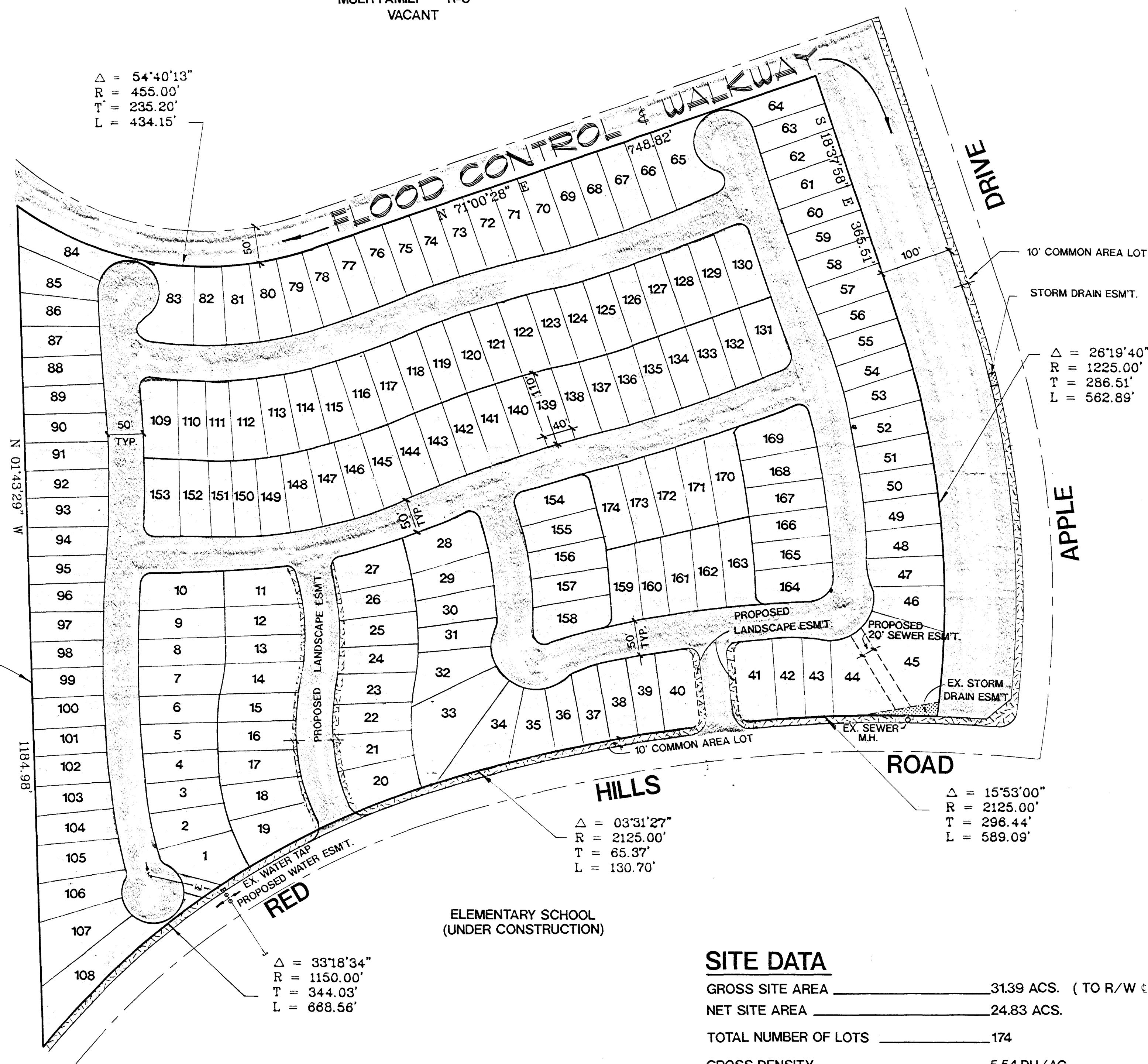
TYPICAL LOT DETAIL

(ZERO LOT LINE & WALK - A - ROUND)



NOT TO SCALE

* 16' MIN. TO GARAGE
** 10' MIN. CLEARANCE BETWEEN STRUCTURES



SITE DATA

GROSS SITE AREA _____ 31.39 ACS. (TO R/W)
NET SITE AREA _____ 24.83 ACS.
TOTAL NUMBER OF LOTS _____ 174
GROSS DENSITY _____ 5.54 DU/AC
ZONED _____ R-PD7
MINIMUM LOT SIZE _____ 35' x 100'
TYPICAL LOT SIZE _____ 40' x 110'

LANDSCAPE EASMENT / COMMON LOT AREA

STORM DRAIN EASMENT

EXISTING SINGLE FAMILY DETACHED
R-PD7PLASTER DEVELOPMENT
CITY OF LAS VEGAS

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2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89102-5148 PHONE (702) 873-7550 FAX (702) 362-2597

SITE PLAN

(TO ACCOMPANY PLOT PLAN REVIEW)

PECCOLE RANCH LOT 9

TITLE

SEAL

WO NO. 4272

BY BP / AKH

DATE 3-15-93

SCALE 1"=100'

SHEET

1

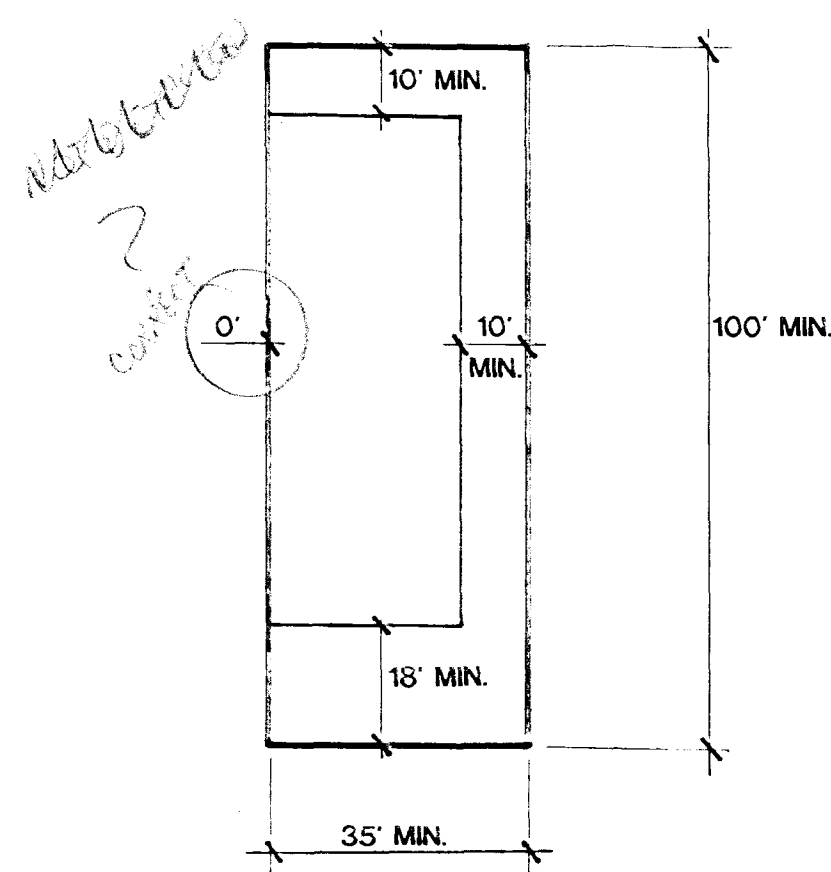
OF 1 SHEETS

Z-139-88

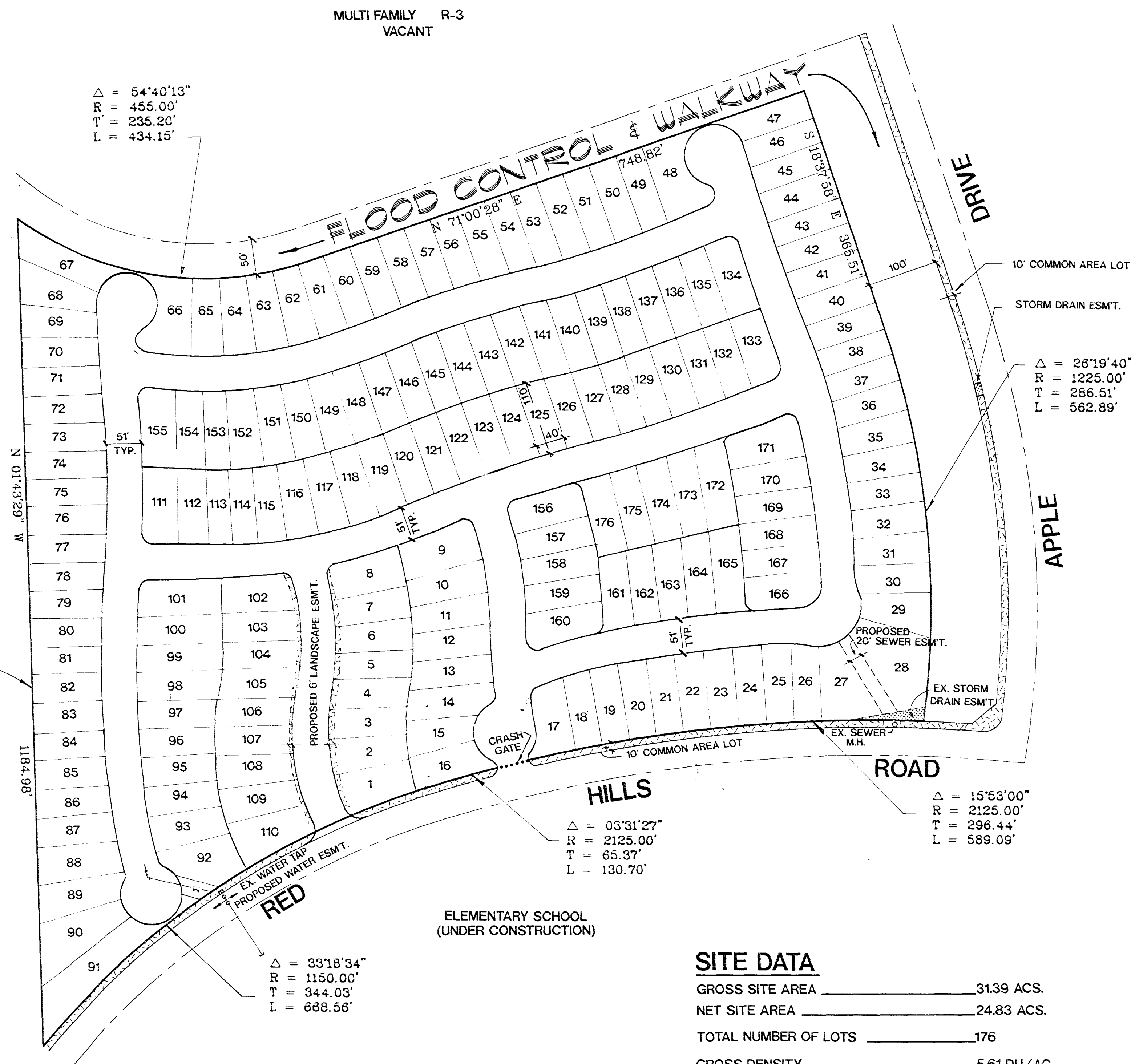
REVISED
Z-139-88 APP
P.C. 4-8-93 APP

RECEIVED
APR 15 1993
PLANNING DEPARTMENT
CITY OF LAS VEGAS

TYPICAL LOT DETAIL



NOT TO SCALE

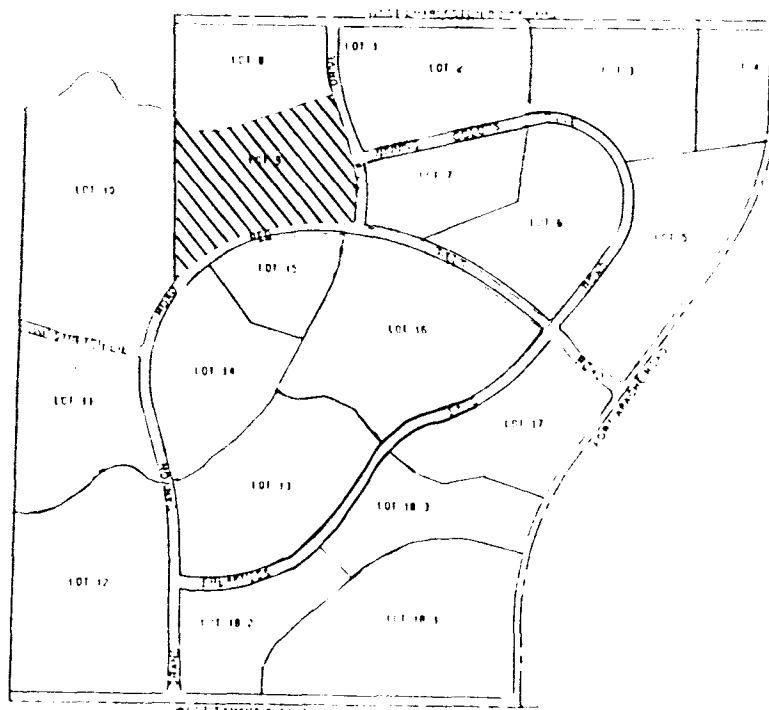
EXISTING SINGLE FAMILY DETACHED
R-PD7EXISTING BLOCK WALL (RETAINING)
WALL HEIGHT VARIES

SITE DATA

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 NET SITE AREA _____ 24.83 ACS.
 TOTAL NUMBER OF LOTS _____ 176
 GROSS DENSITY _____ 5.61 DU/AC
 ZONED _____ R-PD7
 MINIMUM LOT SIZE _____ 35' x 100'
 TYPICAL LOT SIZE _____ 40' x 110'

LANDSCAPE EASMENT / COMMON LOT AREA
 STORM DRAIN EASMENT

VICINITY MAP

EXISTING SINGLE FAMILY DETACHED
R-PD7

SITE PLAN

(TO ACCOMPANY PLOT PLAN REVIEW)

PECCOLE RANCH LOT 9

TITLE

PROJECT

SEAL

WO NO. 4272

BY BP / AKH

DATE 3-15-93

SCALE 1"=100'

SHEET

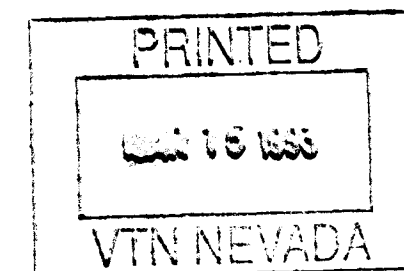
1 OF 1 SHEETS

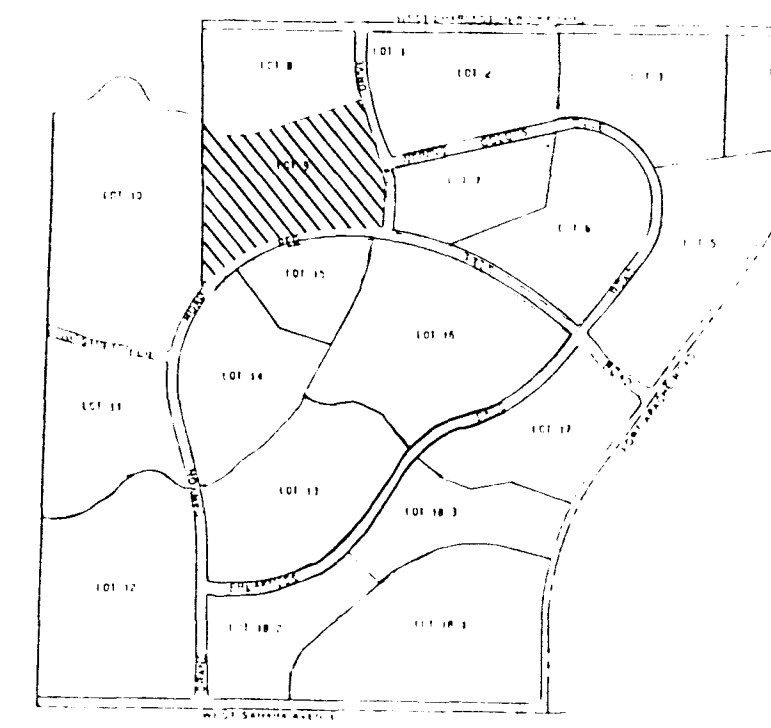
PLASTER DEVELOPMENT

CITY OF LAS VEGAS

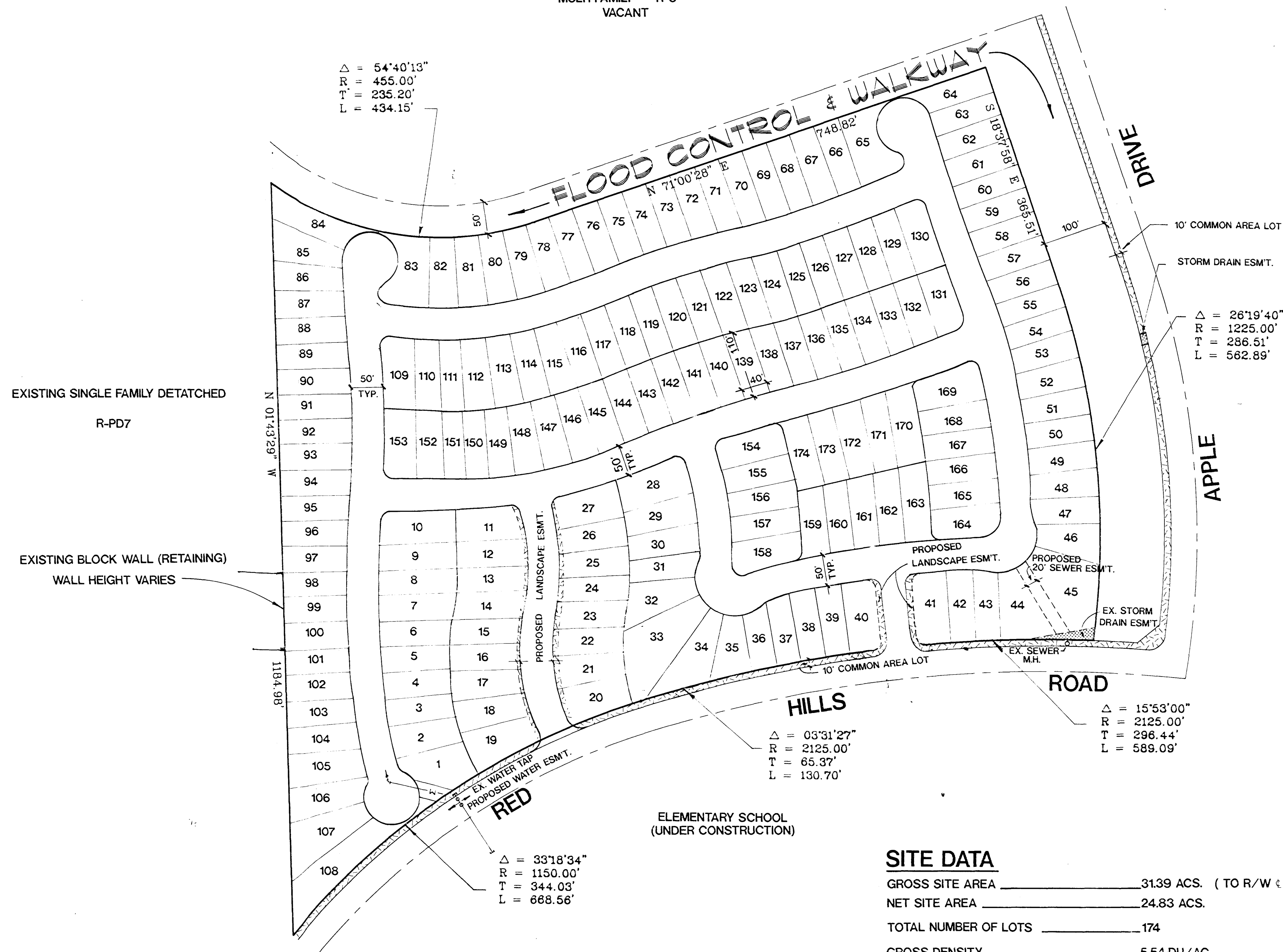
CONSULTING ENGINEERS • PLANNERS • LAND SURVEYORS
 2727 SOUTH RAINBOW BOULEVARD
 LAS VEGAS, NEVADA 89102-5148 PHONE (702) 873-7550 FAX (702) 362-2597

STAFF COPY
 2-13-93
 04/08/93 PC



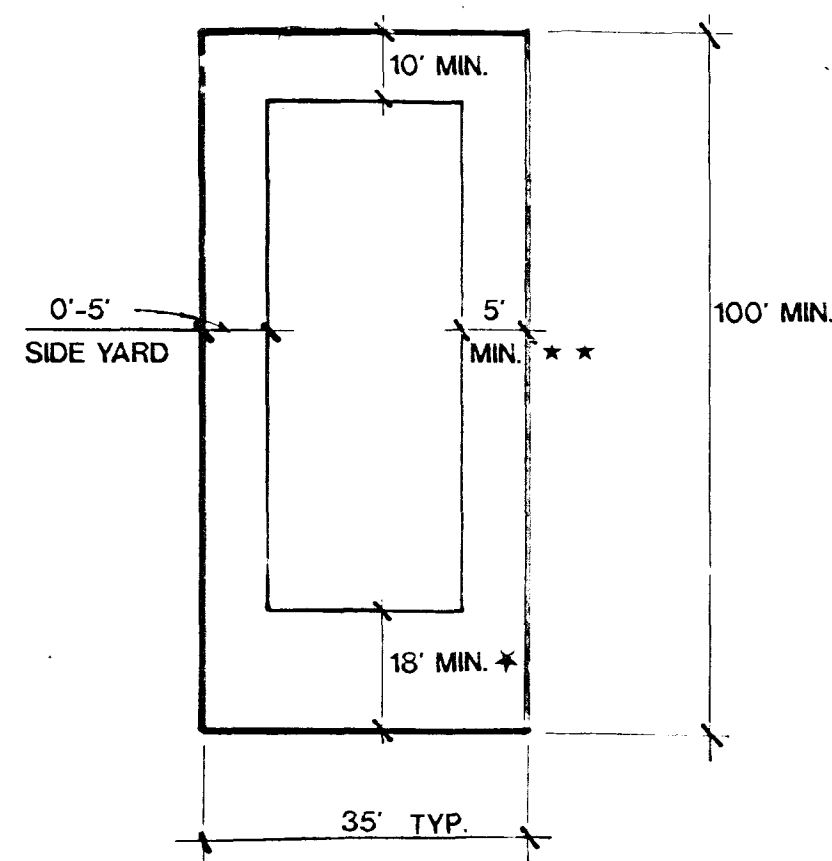


VICINITY MAP

MULTI FAMILY R-3
VACANTEXISTING SINGLE FAMILY DETACHED
R-PD7

TYPICAL LOT DETAIL

(ZERO LOT LINE & WALK - A - ROUND)



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vtm nevada

SITE PLAN

(TO ACCOMPANY PLOT PLAN REVIEW)

PECCOLE RANCH LOT 9

TITLE

PROJECT

SEAL

WO NO. 4272

BY BP / AKH

DATE 3-15-93

SCALE 1"=100'

SHEET

1 OF 1 SHEETS

REVISED
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AND MONTAGNA
 CIVIL ENGINEERS

CS. 100.00 1.00

02/01/93