

RESIDENTIAL RPD-5 DEVELOPMENT STANDARD	REQUIRED	PROVIDED
MINIMUM LOT SIZE (S.F.)	6,500	108,900
DWELLING UNITS PER ACRE	6	5.7
MIN. LOT WIDTH (FT)	NA	NA
MIN. FRONT YARD SETBACK (FT)	NA	20
MIN. SIDE YARD SETBACK (FT)	NA	10
MIN. CORNER SIDE YARD SETBACK (FT)	NA	22
MIN. REAR YARD SETBACK (FT)	NA	20
MIN. DISTANCE BETWEEN BUILDINGS	NA	35
MAX. LOT COVERAGE	NA	NA
MAX. BUILDING HEIGHT (H)	2 ST/35FT	2 ST/35FT

- KEY NOTES**
- ENTRY/EGRESS TO USD STANDARD 222A
 - AUTOMATIC HORIZONTAL SWING GATE & GUARD HOUSE
 - NEW 24' WIDE PAVED ROAD
 - 22' I.R. & 45' O.B. RADIUS
 - LANDSCAPE BUFFER & JOGGING TRACK
 - POOL HOUSE
 - POOL
 - GUEST PARKING W/ H.C. SPACE
 - 18' X 9' TYP
 - TYPICAL DRIVEWAY
 - TYPICAL FIRE-SPRINKLERED SINGLE FAMILY RESIDENCE
 - 2 STOREY MAX HEIGHT 35 FT
 - EXISTING 8FT HGT CMU WALL
 - NEW 8FT HGT CMU WALL W/ 20% CONTRASTING MATERIAL
 - TYPICAL COURTYARD
 - SIDEWALK
 - EXISTING FIRE HYDRANT

BUILDING SIZES

GROUND FLOOR FOOTPRINT	27,840 SQ. FT
12 UNITS AT 2320 SQ. FT	2,202 SQ. FT
1 UNIT AT 2202 SQ. FT	2,280 SQ. FT
1 UNIT AT 2280 SQ. FT	400 SQ. FT
POOL HOUSE	96 SQ. FT
GUARD HOUSE	32,818 SQ. FT
TOTAL	106,722 SQ. FT

PROPERTY SIZE 2.45 ACRES
F.A.R. (FLOOR AREA RATIO) 30.7%

DENSITY 5.7 UNITS PER ACRE

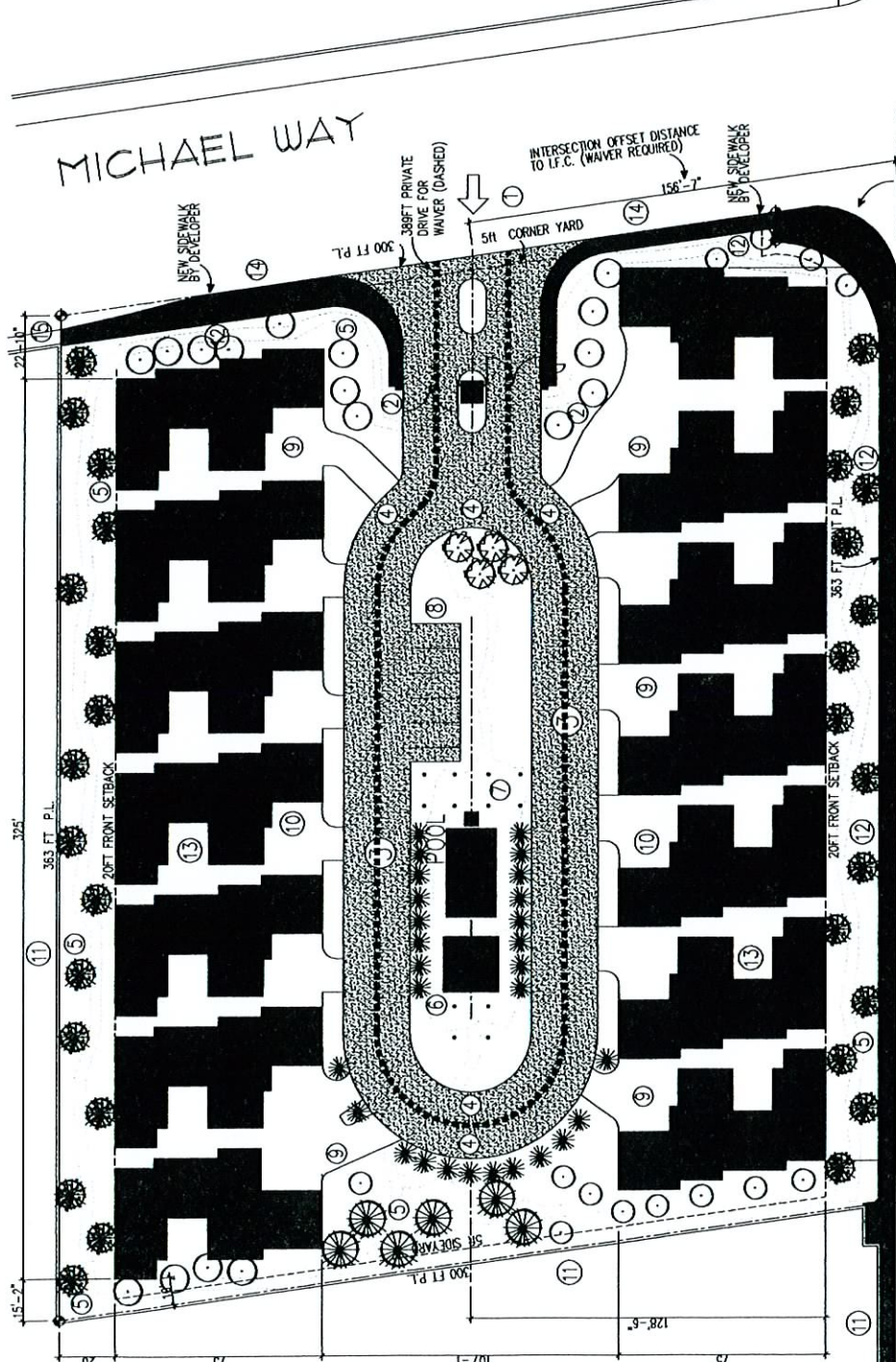
PARKING

12 UNITS EACH WITH DOUBLE GARAGE	24
2 PARKING SPACES IN EACH GARAGE COURT	24
5 OFF STREET GUEST PARKING W/ 1 H/C	5
TOTAL PARKING	53

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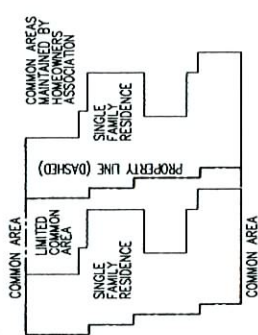
DISTRICT 5 RECEIVED
SEP 22 2006



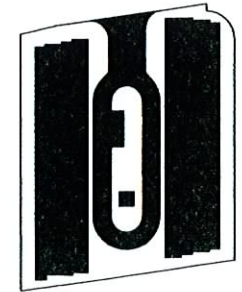
WALL SETBACK TO CONFORM TO INTERSECTION SIGHT VISIBILITY ZONE PER USD CLARK COUNTY AREA DWG 201.2
BACK OF CURB RADIUS PER USD CLARK COUNTY AREA DWG 201



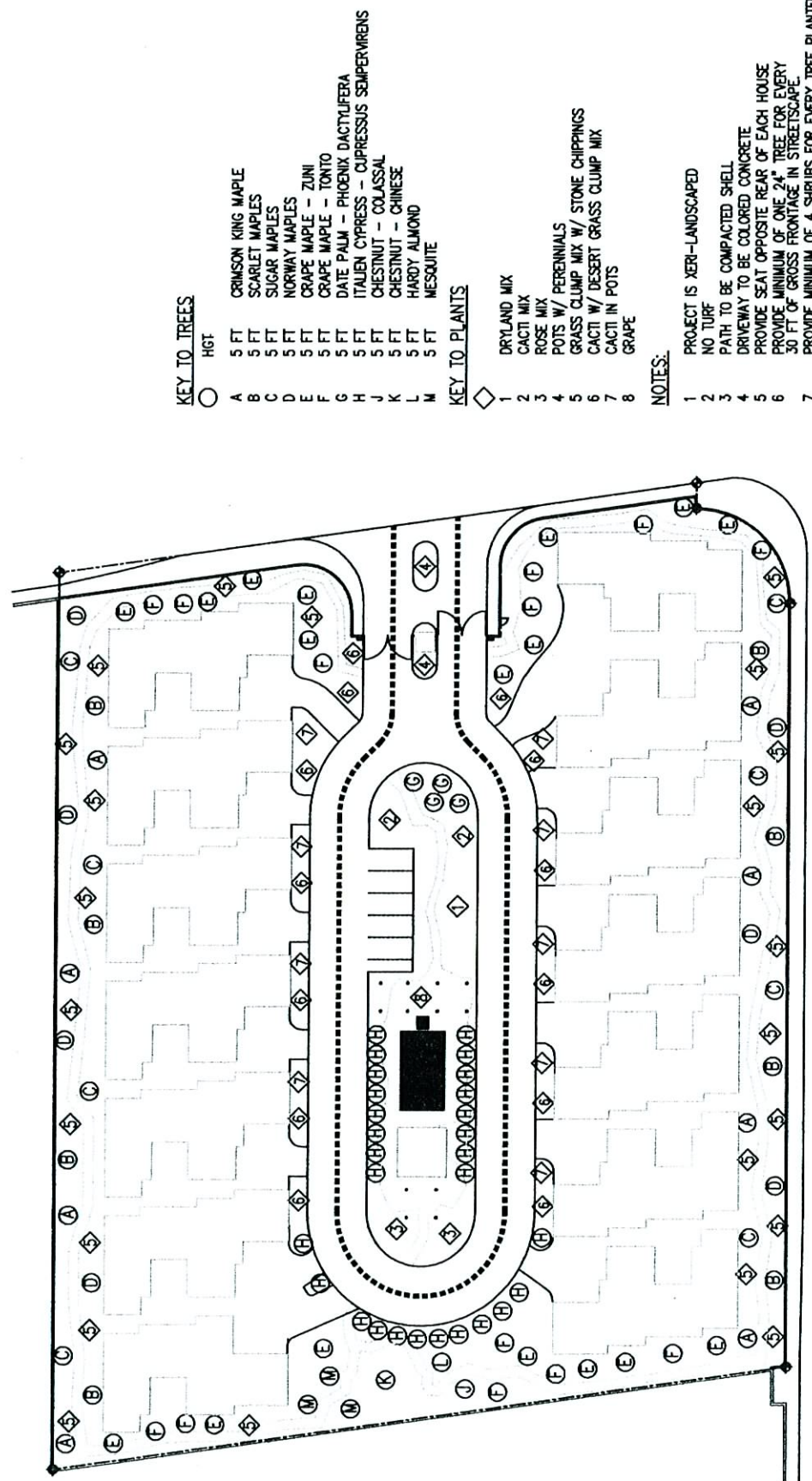
SMOKE RANCH RD



OPEN SPACE REQUIREMENT
NON-OPEN SPACE SHOWN SHADED
1.65 X 5.7 = 9.45 %
9.45% X 106,722 SQ. FT. = 10,032 SQ. FT. REQUIRED
39,984 SQ. FT. PROVIDED



DATE	BY	REVISION



KEY TO TREES

○	HGT	
A	5 FT	CRIMSON KING MAPLE
B	5 FT	SCARLET MAPLES
C	5 FT	SUGAR MAPLES
D	5 FT	NORWAY MAPLES
E	5 FT	GRAPE MAPLE - ZUNI
F	5 FT	GRAPE MAPLE - TONTO
G	5 FT	DATE PALM - PHOENIX DACTYLIFERA
H	5 FT	ITALIEN CYPRESS - CUPRESSUS SEMPERVIRENS
J	5 FT	CHESTNUT - COLASSAL
K	5 FT	CHESTNUT - CHINESE
L	5 FT	HARDY ALMOND
M	5 FT	MESQUITE

KEY TO PLANTS

◇	1	DRYLAND MIX
◇	2	CACTI MIX
◇	3	ROSE MIX
◇	4	POTS W/ PERENNIALS
◇	5	GRASS CLUMP MIX W/ STONE CHIPPINGS
◇	6	CACTI W/ DESERT GRASS CLUMP MIX
◇	7	CACTI IN POTS
◇	8	GRAPE

NOTES:

- 1 PROJECT IS XERI-LANDSCAPED
- 2 NO TURF
- 3 PATH TO BE COMPACTED SHELL
- 4 DRIVEWAY TO BE COLORED CONCRETE
- 5 PROVIDE SEAT OPPOSITE REAR OF EACH HOUSE
- 6 PROVIDE MINIMUM OF ONE 2 1/2" TREE FOR EVERY 30 FT OF GROSS FRONTAGE IN STREETSCAPE.
- 7 PROVIDE MINIMUM OF 4 SHRUBS FOR EVERY TREE PLANTED
- 8 ALL LANDSCAPE AREAS NOT COVERED BY VEGETATION SHALL CONTAIN A MIN OF 2" OF ROCK MULCH OR DECOMPOSED GRANITE

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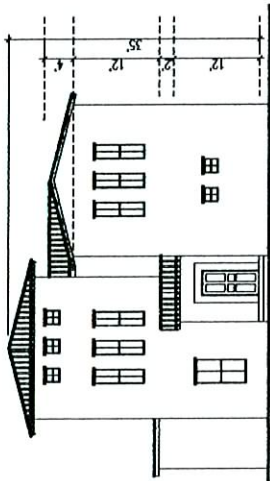


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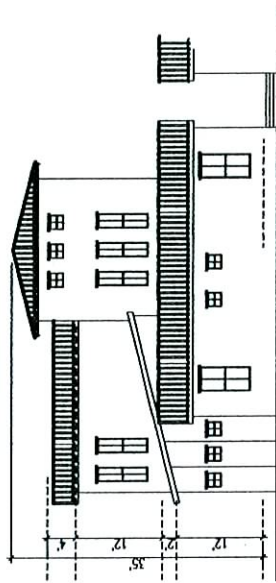
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SMOKE RANCH RD

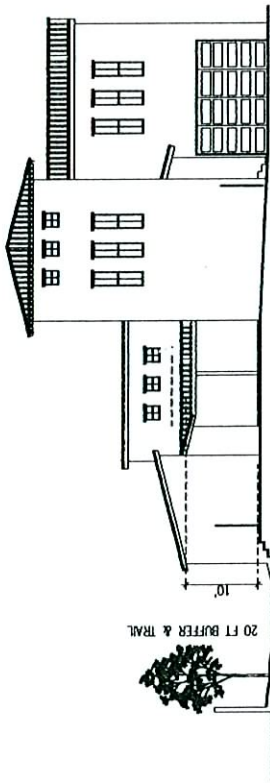
TYP. MATERIALS
 ROOF CEMENT ROMAN TILE
 WALLS STUCCO - VARIOUS TUSCAN STYLED COLORS
 BRICK ACCENT
 WINDOWS: RUSTIC STYLE - WOOD COLOR OR BLACK
 DOORS RUSTIC STYLE - WOOD COLOR OR BLACK



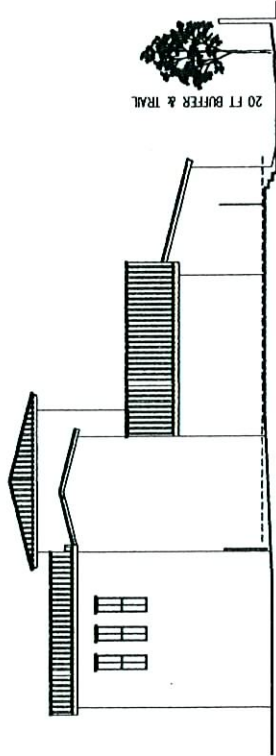
FRONT ELEVATION (TYPE A)



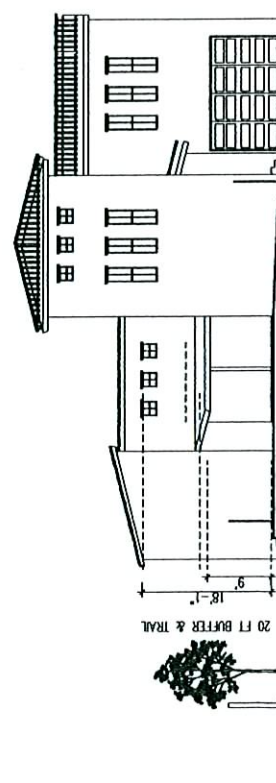
REAR ELEVATION (TYPE A)



SIDE ELEVATION (TYPE A)



SIDE ELEVATION (TYPE A)



SIDE ELEVATION (TYPE B)

NOTE:
 ELEVATIONS ARE GENERIC
 DEVELOPER WILL VARY DETAILS, ENTRANCE DESIGN
 AND COLORS TO CREATE INDIVIDUALITY FOR EACH
 RESIDENCE WHICH WILL BE CUSTOM DESIGNED FOR
 THE BUYER
 FOOTPRINT, HEIGHT AND MASSING WILL NOT CHANGE

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2.45 ACRE SITE 138-13-403-001
 DISTRICT 5
 MICHAEL WAY / SMOKE RANCH RD.
 City of Las Vegas, Nevada

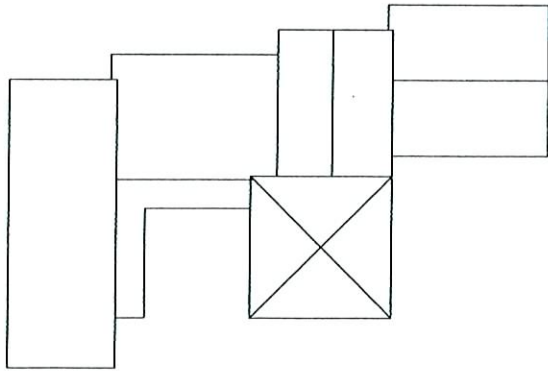
ZERLINA
 BUILDING ELEVATIONS

DATE: 11/14/06	SCALE: 1/8" = 1'-0"
DRAWN BY: JLM	CHECKED: JLM
PROJECT NO: 138-13-403-001	



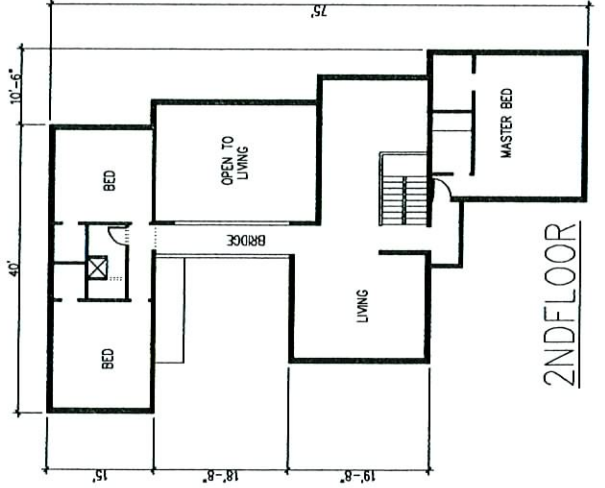
SP2

TYPE A
GENERIC PLAN
 SQ. FT.
 LOWER AC 1864
 UPPER AC 1210
 TOTAL AC 3074
 GARAGE 457
 TOTAL 3531

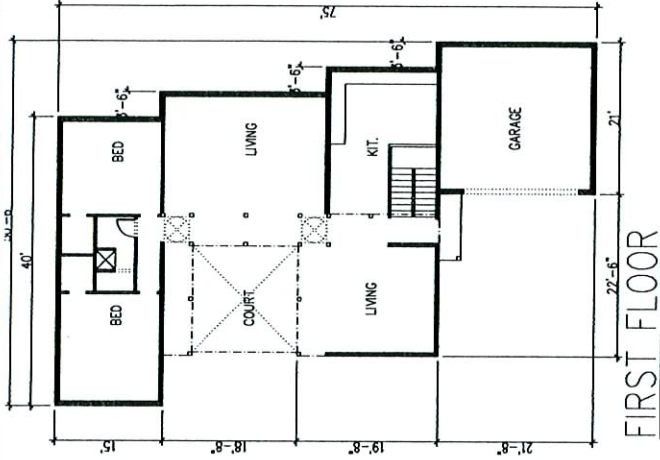


ROOF

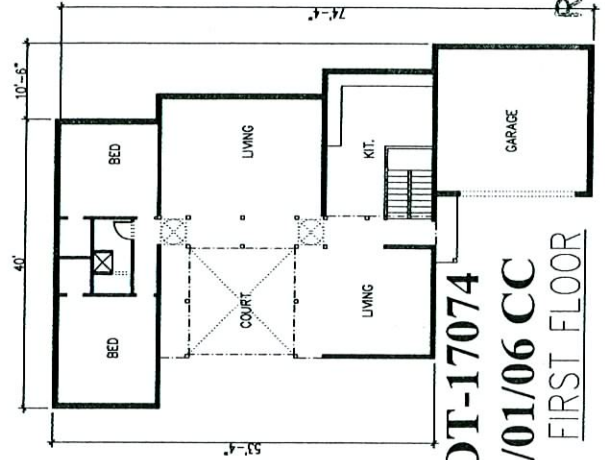
2NDFLOOR



2NDFLOOR

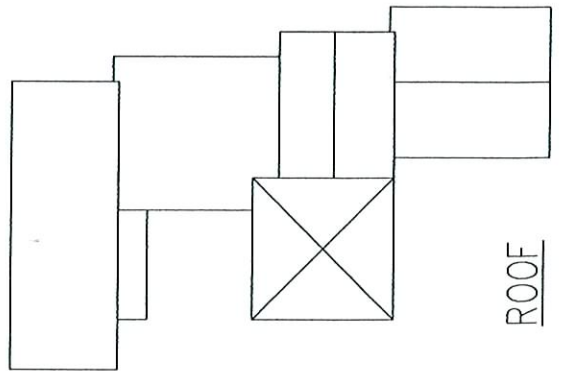


FIRST FLOOR



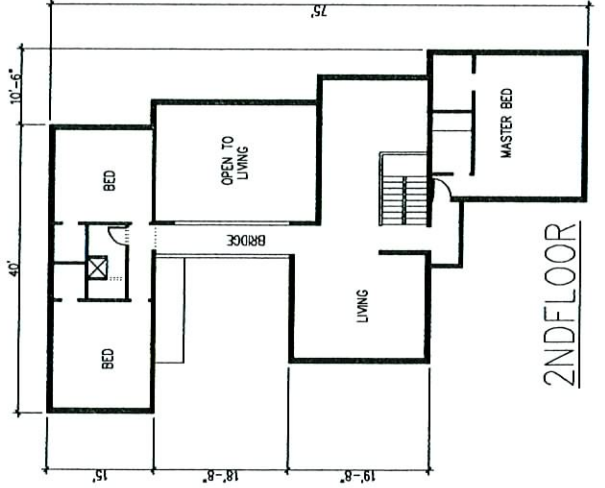
FIRST FLOOR

TYPE B
GENERIC PLAN
 SQ. FT.
 LOWER AC 1864
 UPPER AC 1902
 TOTAL AC 3766
 GARAGE 457
 TOTAL 4223

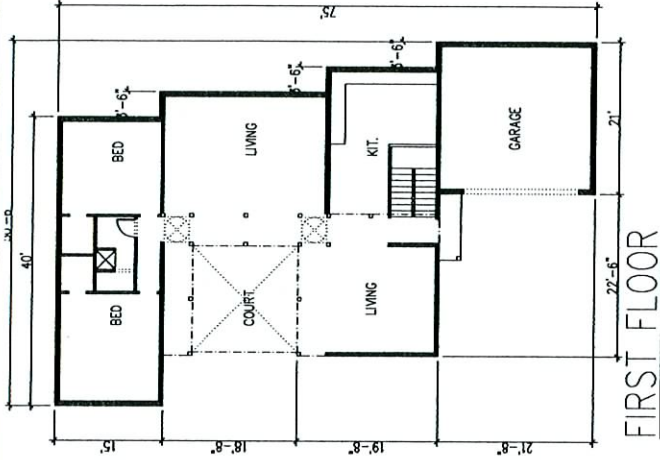


ROOF

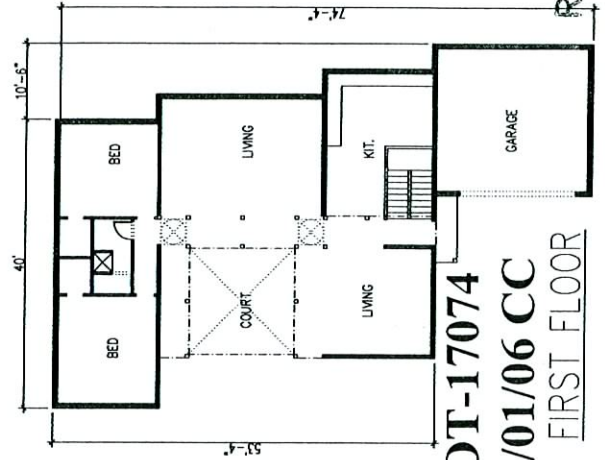
2NDFLOOR



2NDFLOOR



FIRST FLOOR



FIRST FLOOR

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 DISTRICT 5
 MICHAEL WAY / SMOKE RANCH RD.
 City of Las Vegas, Nevada

ZERLINA
 UNIT FLOOR PLANS
 TYPES A & B

NO.	DATE	REVISION

