

RESIDENTIAL RPD-6 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	20
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 (ft)	2.57/35ft	2.57/35ft

KEY NOTES

- ENTRY/EGRESS TO USD STANDARD 222A
- AUTOMATIC HORIZONTAL SWING GATE & GUARD HOUSE
- NEW 24' WIDE PAVED ROAD
- 22' I.R. & 45' O.R. RADIUS
- LANDSCAPE BUFFER & JOGGING TRACK
- CLUB 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

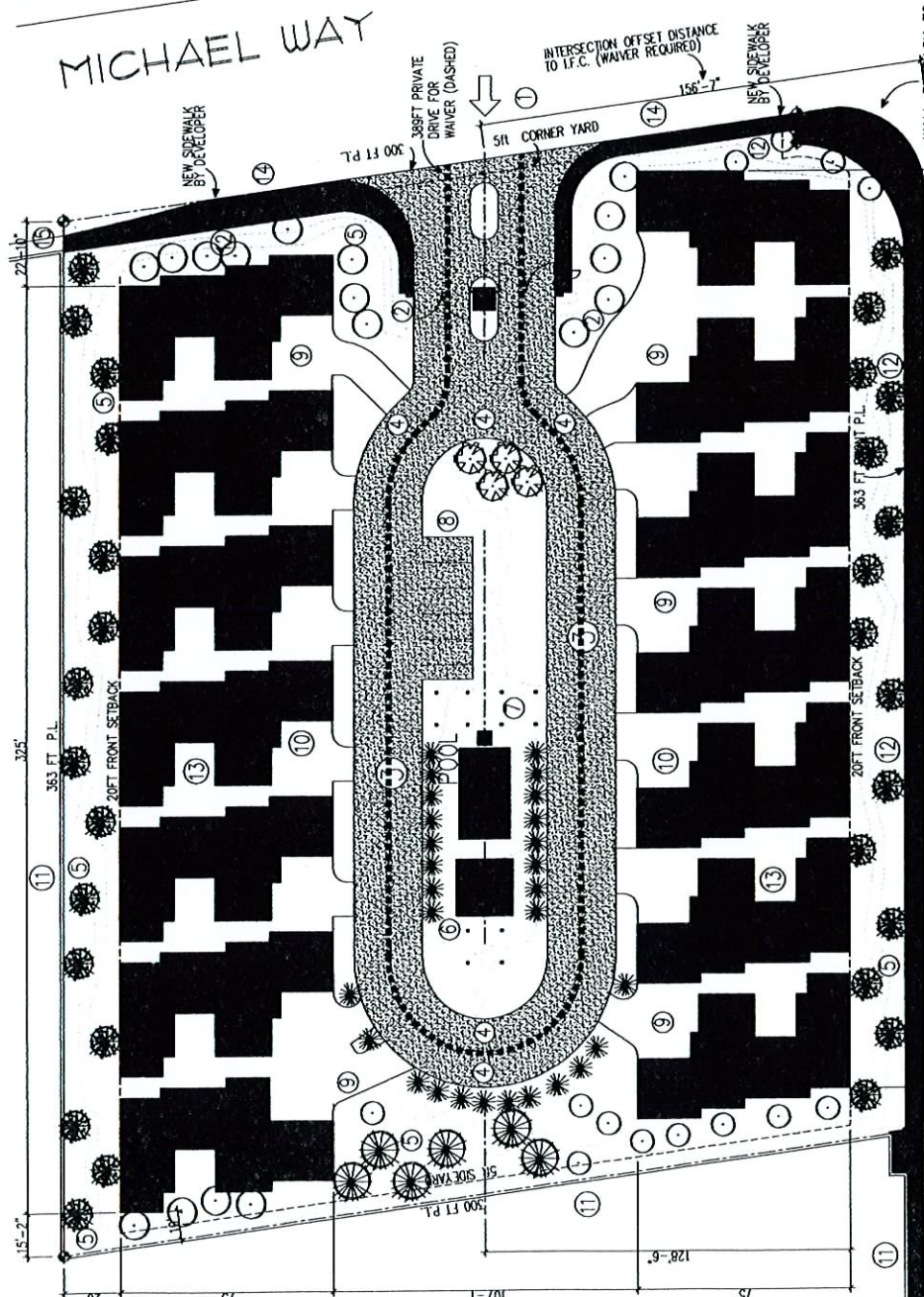
GROUND FLOOR FOOTPRINT	27,840 SQ. FT.
12 UNITS AT 2320 SQ FT	2,202 SQ. FT.
1 UNIT AT 2202 SQ FT	2,280 SQ. FT.
POOL HOUSE	400 SQ. FT.
GUARD HOUSE	96 SQ. FT.
TOTAL	32,818 SQ. FT.

PROPERTY SIZE 2.45 ACRES 106,722 SQ. FT
 F.A.R. (FLOOR AREA RATIO) 30.7%
 DENSITY 5.7 UNITS PER ACRE

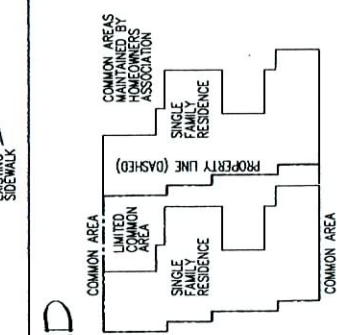
PARKINGS

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

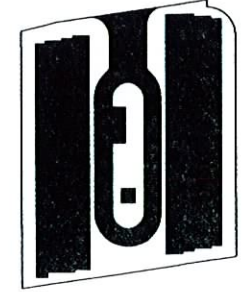
MICHAEL WAY



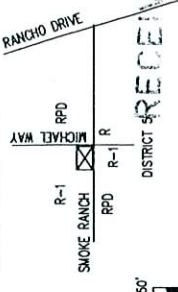
WALL SETBACK TO CONFORM TO INTERSECTION SIGHT VISIBILITY ZONE PER USD CLARK COUNTY AREA DWG 201.2
 BACK OF CURB RADIUS PER USD CLARK COUNTY AREA DWG 201



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

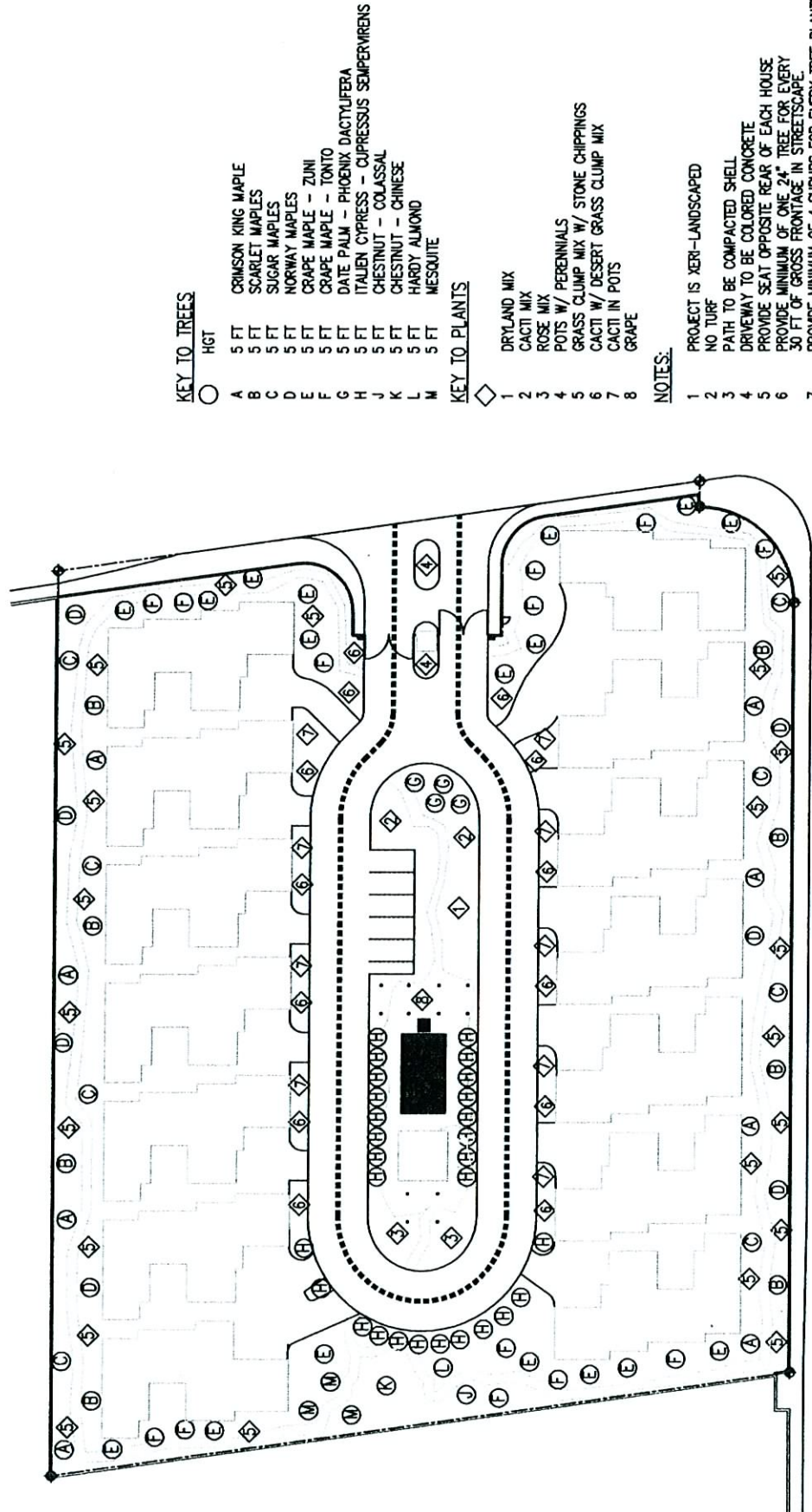


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2.45 ACRE SITE 138-13-403-001
DISTRICT 5
MICHAEL WAY / SMOKE RANCH RD.
City of Las Vegas, Nevada



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 - CIPRESSUS 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" 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

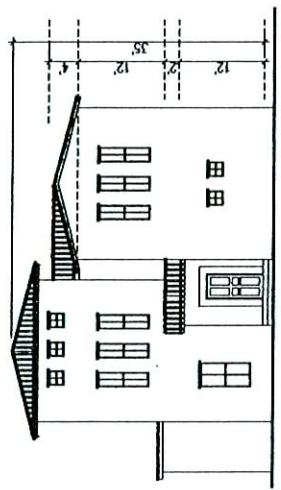
SMOKE RANCH RD

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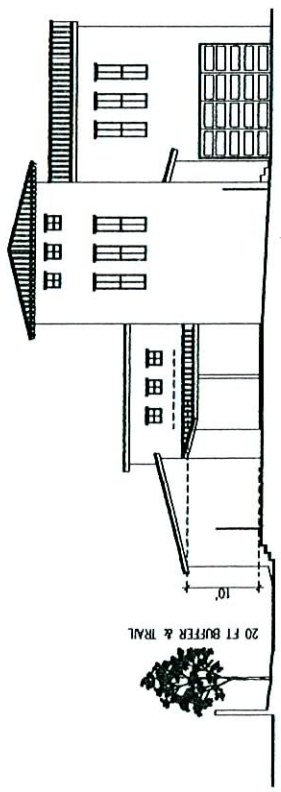


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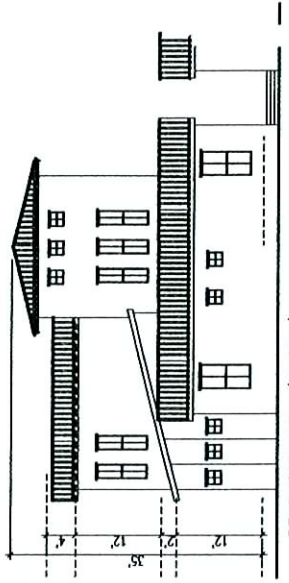
TYP. MATERIALS
 ROOF CEMENT ROMAN TILE
 WALLS STUCCO - VARIOUS TUSCAN STYLED COLORS
 BRICK ACCENT
 WINDOWS: RUSTIC STYLE - WOOD COLOR OR BLACK
 DOORS RUSTIC STYLE - WOOD COLOR OR BLACK



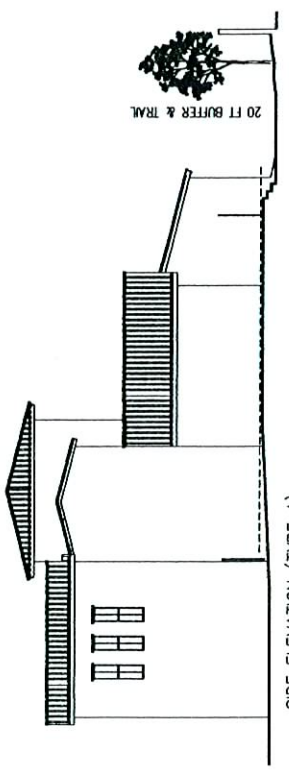
FRONT ELEVATION (TYPE A)



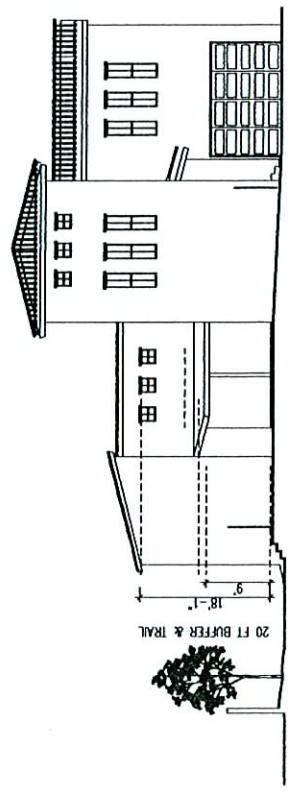
SIDE ELEVATION (TYPE A)



REAR 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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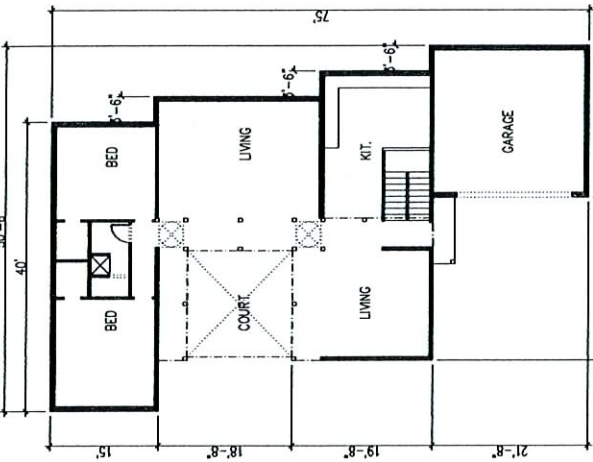
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ZERLINA
BUILDING ELEVATIONS

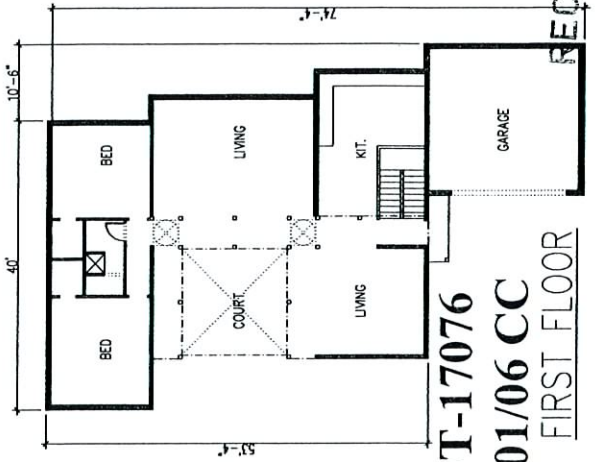
DATE	DESCRIPTION



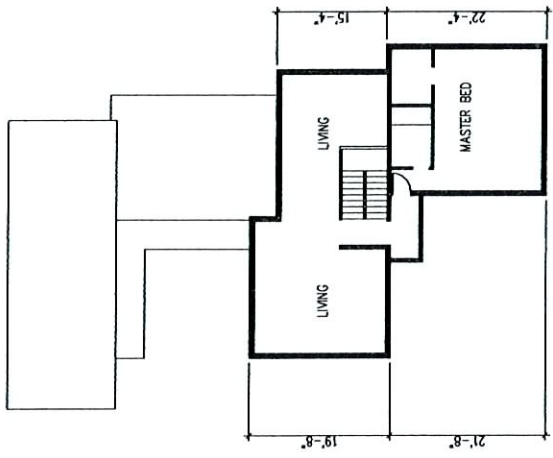
SP2



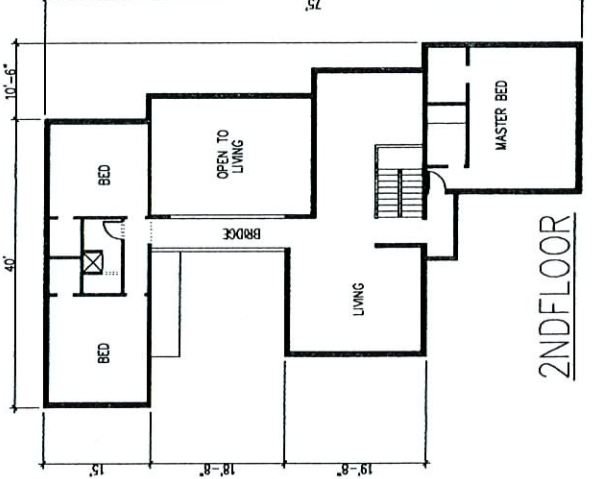
FIRST FLOOR



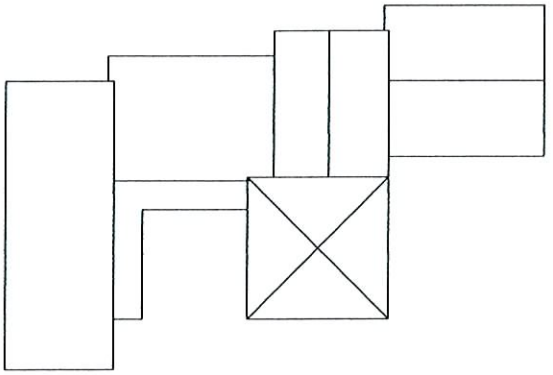
FIRST FLOOR



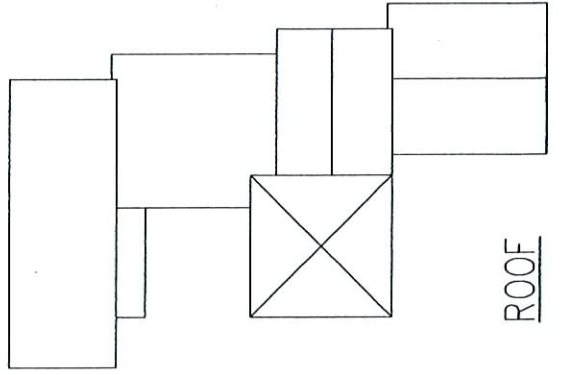
2NDFLOOR



2NDFLOOR



ROOF



ROOF

TYPE A
GENERIC PLAN

SQ FT	
LOWER AC	1864
UPPER AC	1210
TOTAL AC	3074
GARAGE	457
TOTAL	3531

TYPE B
GENERIC PLAN

SQ FT	
LOWER AC	1864
UPPER AC	1902
TOTAL AC	3766
GARAGE	457
TOTAL	4223

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