# CITY OF NORTH LAS VEGAS
## INTEROFFICE MEMORANDUM

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To: Robert Eastman, Planning Manager, Land Development & Community Services Dept.
From: Duane McNelly, Land Development Coordinator, Department of Public Works
Subject: FDP 04-2022 **Binion 50 East**
Date: March 15, 2022

The Department of Public Works recommends that this item comply with the conditions of approval for ZN 29-2020

Duane McNelly, Land Development Coordinator
Department of Public Works

764-A146-012

February 24, 2022

Mr. Marc Jordan
Manager
Planning and Zoning Department
City of North Las Vegas
2250 Las Vegas Boulevard North
North Las Vegas, Nevada 89030

**Re: Letter of Intent – Final Development Plan**
**Binion 50 East Site –APN: 124-23-601-020 and 124-23-501-010**

Dear Mr. Jordan:

GCW, Inc., on behalf of the owner, PN II Inc., respectfully submits this Letter of Intent with application package for a the above-referenced parcels within the Binion 150 community zoned PUD (Planned Unit Development District).

**Project Description**
The community is located at the northwest corner of Deer Springs Way and Losee Road. Currently, the comprehensive plan for the Binion 150 Acre Site is Single Family Medium (up to 13 dwelling units per acre.) A zone change from R-CL to PUD and a tentative map are being requested.

Attached to the respective application is a scaled site plan and colored elevations.

Binion 50 East Site is approximately 27.04 acres with a gross density of approximately 6.29 units per acre. The developer is proposing 170 two story residential units. The houses will be traditional and range in size from approximately 1,709 square feet to 2,489 square feet. The minimum lot size is 3,100 square feet and the maximum lot size is 6,828 square feet. The site includes nearly 154,053 square feet of open space and approximately 56,234 square feet of perimeter landscaping. There will be a park of approximately 63,939 square feet. With the single access point for ingress/egress from Losee Road including emergency access, there will not be any adverse effects on traffic.

While historically, the land was held for a large commercial use such as a regional mall, the economic climate over the past decade has declined from building malls to industrial buildings and fulfillment centers. Our client's overall project is compatible with the land use, character and development of the area and the additional rooftops will generate interest by grocery chains, restaurants and charter schools.

1555 South Rainbow Boulevard
Las Vegas, Nevada 89146
O 702.804.2000
F 702.804.2299
info@gcwengineering.com
gcwengineering.com

Cordially,

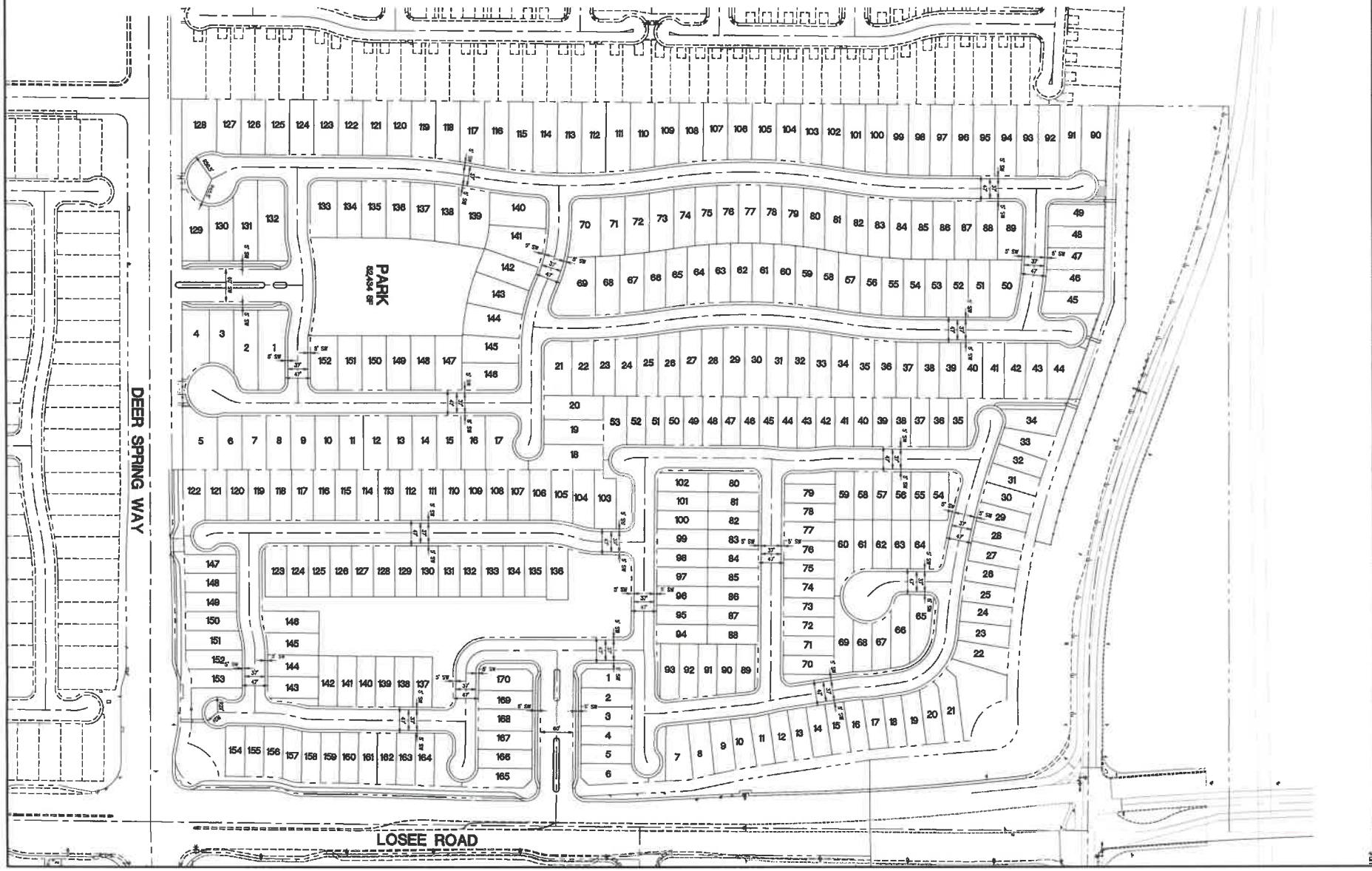
GCW, INC

Wesley T. Petty, PE
Vice President

c:

**REVISED**
**3/22/2022**

# SITE PLAN FOR BINION 50

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% COMPLETE

PROJECT NO. 764-A104
DESIGN:
DRAWN:
CHECK:
PLOT DATE: 03-21-22
PLOT TIME: 18:33:06

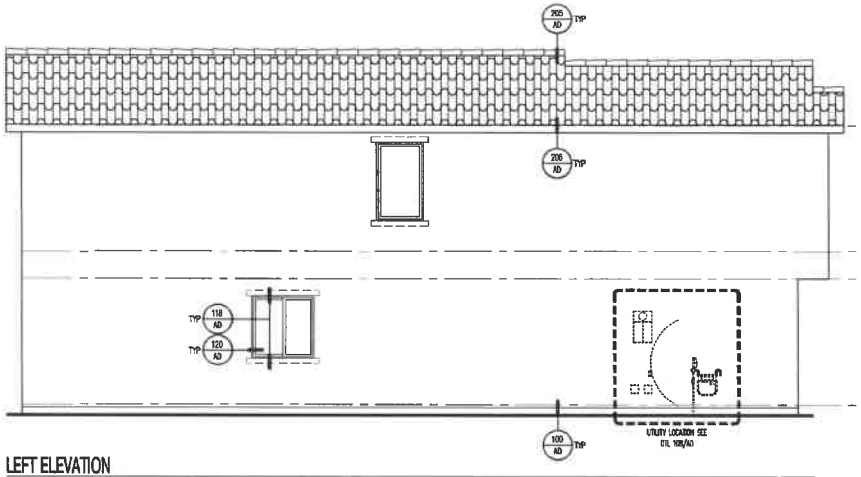

GCW
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com
ENGINEERS \ SURVEYORS


PULTE HOMES

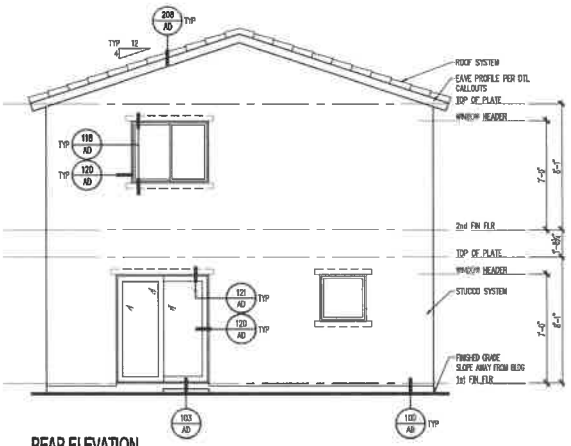
BINION 50

BINION 50 SITE PLAN

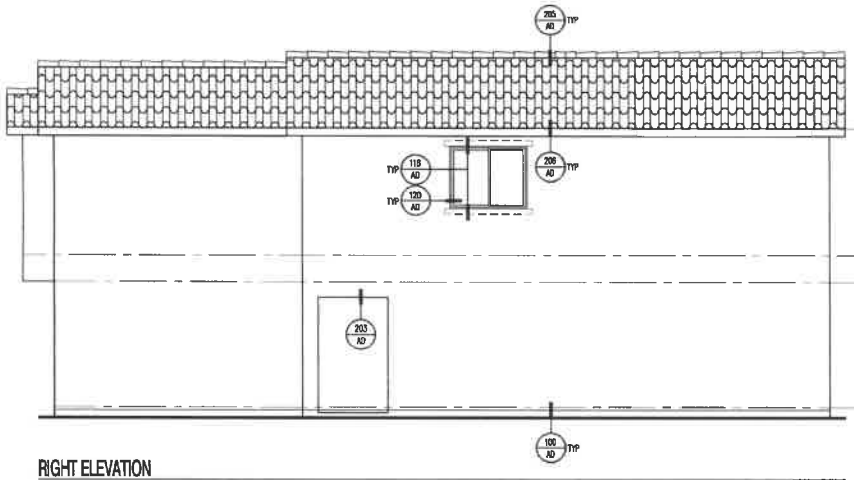
DRAWING
EXH
1 OF 1 SHTS



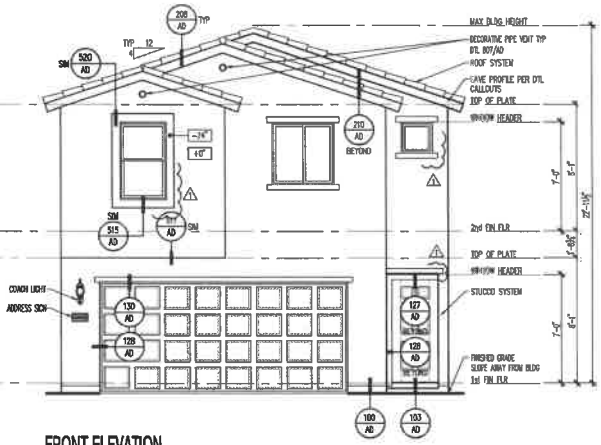

LEFT ELEVATION
SCALE: 1/4" = 1'-0"
SPANISH




REAR ELEVATION
SCALE: 1/4" = 1'-0"
SPANISH




RIGHT ELEVATION
SCALE: 1/4" = 1'-0"
SPANISH




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

## GENERAL EXTERIOR ELEV NOTES

1. STUCCO:
   STUCCO TO BE A ONE COAT STUCCO SYSTEM (OMEGA DIAMOND WALL ESR-1194).

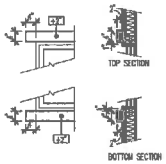
   SUBSTRATE:
   A) FROM TOP OF SLAB TO ROOF PLATE LINE: 1" EXPANDED POLYSTYRENE
   B) ABOVE TOP PLATE: 1" EXPANDED POLYSTIRENE SHALL BE USED AT ALL CONDITIONED AREAS BELOW AND ABOVE TOP PLATE LINE.
2. WEEP SCREED:
   26 GA CORROSION RESISTANT SHEET METAL STUCCO WEEP SCREED WITH A MINIMUM 3 1/2" VERTICAL FLANGE, INSTALLED MINIMUM 4" ABOVE FINISHED GRADE OR 2" ABOVE PAVED OR HARDSCAPED AREAS. SEE DETAIL 100/AD
3. ROOF SYSTEMS:
   A) CONCRETE TILE ROOF: (PER SECTION R905.3, 2018 IRC)
   INTERLOCKING CONCRETE ROOF TILES (2) PIECE "S" SHAPE OR (1) PIECE FLAT TILES PER ELEVATION OVER WOOD BATTENS. OVER (1) LAYER OF 40# ROOFING FELT.
   B) METAL ROOF:
   24 GA. GALV STEEL STANDING SEAM FACTORY PAINT FINISHED ROOFING SYSTEM.
   C) BUILT UP ROOF:
   SEE SPECIFICATIONS ON SHEET G1.01 CHAPTER 7 ALTERNATE ROOF SYSTEMS.
4. ADHERED MASONRY VENEER: (PER SECTION R703.12, 2018 IRC)
   SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
5. WALL PENETRATIONS:
   WINDOWS: SEE DETAIL 117/AD
   SWING DOORS: SEE DETAILS 103/AD, 125/AD
   SLIDING GLASS DOORS: SEE DETAILS 103/AD, 120/AD, 121/AD
6. POLYURETHANE ARCHITECTURAL PRODUCTS:
   INSTALL ALL POLYURETHANE PRODUCTS PER MANUFACTURER'S INSTRUCTIONS. CAULK AND SEAL ALL EDGES TO ADJACENT MATERIALS AND PAINT FINISH.
7. FINISHED GRADE:
   PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
8. NON VERTICAL STUCCO SURFACES:
   ALL NON-VERTICAL STUCCO SURFACES TO BE SLOPED MIN ¼" PER 12" AND WATER-PROOFED WITH ONE LAYER OF DITHETHANE WATERPROOF MEMBRANE
9. EXTERIOR GYPSUM BOARD CEILING:
   PATIO, PORCH, BREEZEWAY CEILINGS TO BE FINISHED WITH ⅝" SAG-RESISTANT OR ⅝" GYPSUM BOARD UNLESS NOTED OTHERWISE ON PLANS OR ELEVATIONS

## MISC NOTES

1. EXTERIOR LIGHT FIXTURE MOUNTING HEIGHT: ~9" BELOW GARAGE DOOR HEADER TO CENTER LINE OF ELECTRICAL BOX UNO ON PLANS OR ELEVATIONS.
2. ADDRESS SIGN MOUNTING HEIGHT: ~25" BELOW GARAGE DOOR HEADER TO CENTER LINE OF ELECTRICAL BOX UNO ON PLANS OR ELEVATIONS.

## WINDOW POPOUTS

1. THERE SHALL BE SEALANT BETWEEN WINDOW FLANGE & STUCCO.
2. DIMENSION ARE AS SHOWN UNO ON PLAN.
3. REFER TO DETAIL 928/AD FOR RECESSED WINDOW CONDITION.
4. REFER TO DETAIL 117/AD FOR WINDOW FLASHING.
5. TOP/BOTTOM POPOUT ONLY AT WINDOWS WITH DECORATIVE SHUTTERS. NO WRAP SEE ELEVATION FOR LOCATIONS.




## FRONT, SIDES & REAR OF HOUSE:

SCALE: 1/2" = 1'-0"

Pulte Homes of Nevada
Brandon Lawyer
Lic. #0048129

## ELEVATION A

(c) Copyright PulteGroup, Inc. - 2022

PROJECT LOCATION: SW CORNER OF LOSEE RD & E DESERT SPRINGS WAY

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

Las Vegas Division
7255 S. Tenaya Way, Suite 200
Las Vegas, Nevada 89113

PULTE HOMES

Exterior Elevations
Elevation 'A'

PRODUCTION MANAGER
Arch Services
CURRENT RELEASE DATE: --

| REV # | DATE / DESCRIPTION |
|---|---|
| 1 | 01/12/2022 PLAN CHECK |
| 2 | -- |
| 3 | -- |
| 4 | -- |
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| 7 | -- |
| 8 | -- |

PROJECT TYPE
Single Family

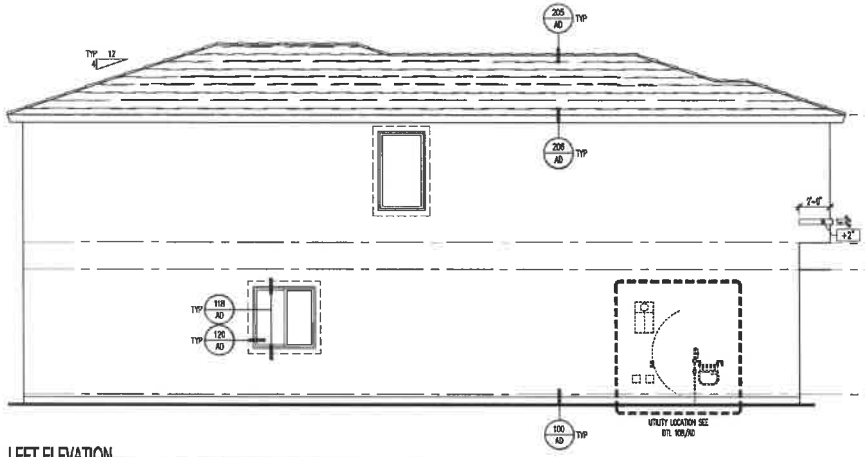
COMMUNITY NAME
Aldervista 2500 Series
LANDON COMMUNITY ID
7465

GARAGE HANDING
Garage Left

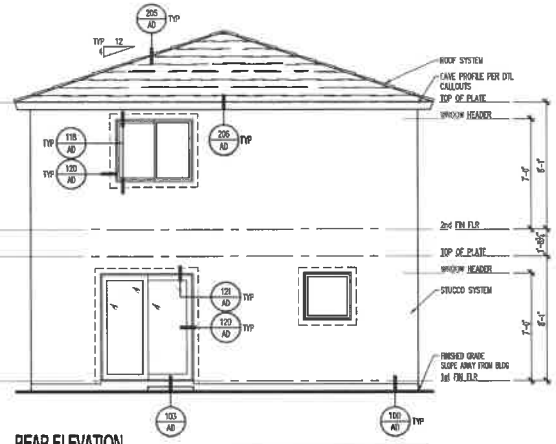
SPECIFICATION LEVEL
TCG4

PLAN NAME
Lovell
MPC PLAN NUMBER
2653.400
LANDON PLAN ID
25181
PLAN NUMBER / NAME
2518-1

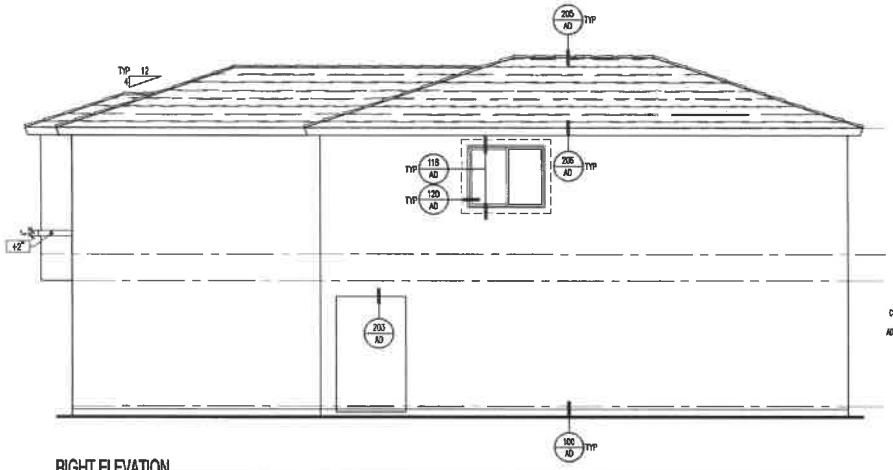
SHEET
A2.10



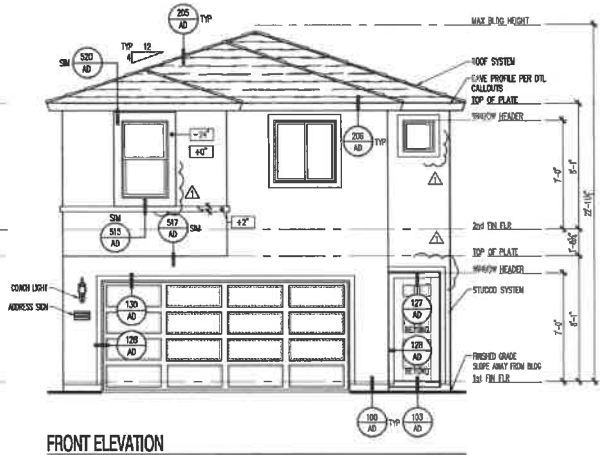

LEFT ELEVATION
SCALE: 1/4" = 1'-0"
ITALIAN




REAR ELEVATION
SCALE: 1/4" = 1'-0"
ITALIAN




RIGHT ELEVATION
SCALE: 1/4" = 1'-0"
ITALIAN




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

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## MISC NOTES

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## WINDOW POPOUTS

1. THERE SHALL BE SEALANT BETWEEN WINDOW FLANGE & STUCCO.
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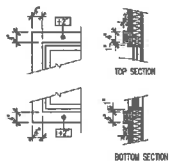
4. REFER TO DETAIL 117/AD FOR WINDOW FLASHING.
5. TOP/BOTTOM POPOUT ONLY AT WINDOWS WITH DECORATIVE SHUTTERS. NO WRAP SEE ELEVATION FOR LOCATIONS.




FRONT, SIDES & REAR OF HOUSE:
SCALE: 1/2" = 1'-0"

ELEVATION B

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PROJECT LOCATION: SW CORNER OF LOSEE RD & E DEER SPRINGS WAY

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - NOT SHEETS REPRESENT 1/2 SCALE PLOTS

Las Vegas Division
7255 S. Tenaya Way, Suite 200
Las Vegas, Nevada 89113

Pulte HOMES

Exterior Elevations
Elevation 'B'

PRODUCTION MANAGER
Arch Services
SUBMIT DATE:
REVISE DATE:

| REV # | DATE / DESCRIPTION |
|---|---|
| 1 | 10/12/2022 PLAN CHECK |
| 2 | -- |
| 3 | -- |
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| 7 | -- |
| 8 | -- |
| 9 | -- |

PROJECT TYPE
Single Family

COMMUNITY NAME
Aldervista 2500 Series
LANDON COMMUNITY ID
7465

GARAGE HANDING
Garage Left

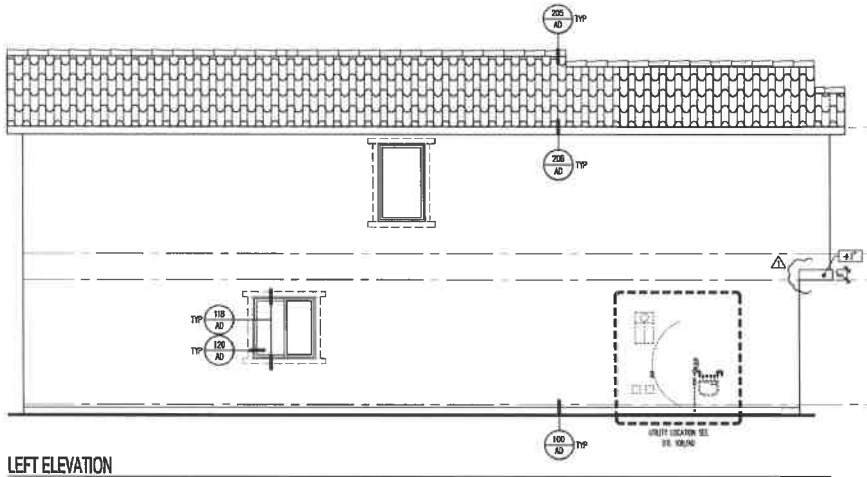
SPECIFICATION LEVEL
TCC4

PLAN NAME
Lovell
NPC PLAN NUMBER
2853.400
LANDON PLAN ID
25181
PLAN NUMBER / NAME
2518-1

SHEET
A2.20

Pulte Homes of Nevada
Brandon Laughlin
Lic. #0048129

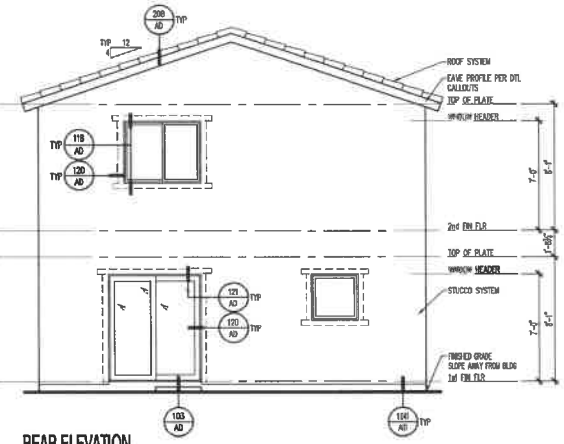
PLOTTER: January 24, 2022 / Mark Duke / 2518-1-NPC-EXTR-ELEVNC




## LEFT ELEVATION

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

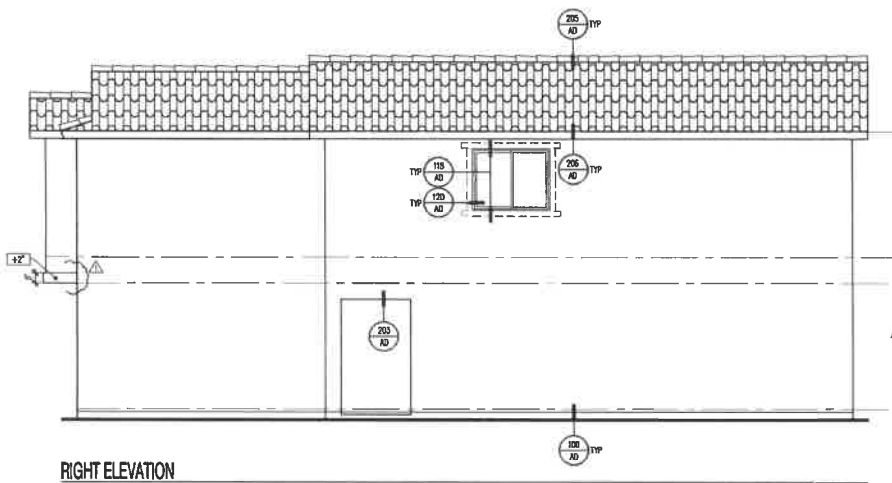
TUSCAN




## REAR ELEVATION

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

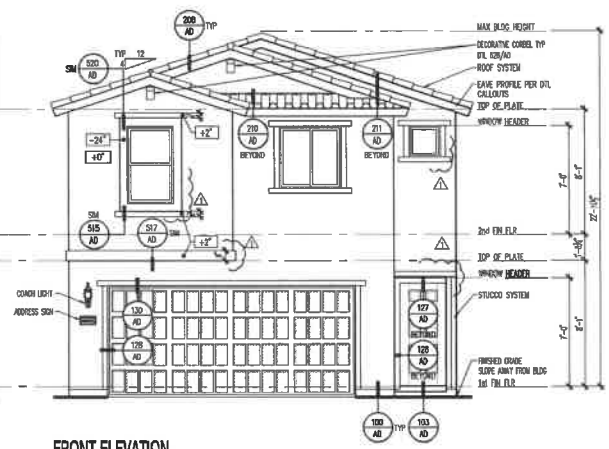
TUSCAN




## RIGHT ELEVATION

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

TUSCAN




## FRONT ELEVATION

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

TUSCAN

## GENERAL EXTERIOR ELEV NOTES

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   SWING DOORS: SEE DETAILS 103/AD, 125/AD
   SLIDING GLASS DOORS: SEE DETAILS 103/AD, 126/AD, 121/AD
6. POLYURETHANE ARCHITECTURAL PRODUCTS:
   INSTALL ALL POLYURETHANE PRODUCTS PER MANUFACTURER'S INSTRUCTIONS. CAULK AND SEAL ALL EDGES TO ADJACENT MATERIALS AND PAINT FINISH.
7. FINISHED GRADE:
   PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
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9. EXTERIOR GYPSUM BOARD CEILING:
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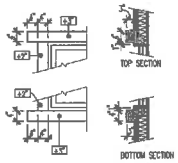
## MISC NOTES

1. EXTERIOR LIGHT FIXTURE MOUNTING HEIGHT: ~9" BELOW GARAGE DOOR HEADER TO CENTER LINE OF ELECTRICAL BOX UNO ON PLANS OR ELEVATIONS.
2. ADDRESS SIGN MOUNTING HEIGHT: ~25" BELOW GARAGE DOOR HEADER TO CENTER LINE OF ELECTRICAL BOX UNO ON PLANS OR ELEVATIONS.

## WINDOW POPOUTS

1. THERE SHALL BE SEALANT BETWEEN WINDOW FLANGE & STUCCO.
2. DIMENSION ARE AS SHOWN UNO ON PLAN.
3. REFER TO DETAIL 108/AD FOR RECESSED WINDOW CONDITION.
4. REFER TO DETAIL 117/AD FOR WINDOW FLASHING.
5. TOP/BOTTOM POPOUT ONLY AT WINDOWS WITH DECORATIVE SHUTTERS. NO WRAP SEE ELEVATION FOR LOCATIONS.




## FRONT, SIDES & REAR OF HOUSE:

SCALE: 1/2" = 1'-0"

Pulte Homes of Nevada
Brandon Laughlin
Lic. #0048139

## ELEVATION C

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PROJECT LOCATION: SW CORNER OF LOSEE RD & E DESERT SPRINGS WAY

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x36 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

Las Vegas Division
7255 S. Tenaya Way, Suite 200
Las Vegas, Nevada 89113

Pulte HOMES

Exterior Elevations
Elevation 'C'

PRODUCTION MANAGER
Arch Services
CURRENT REVISION DATE: --

| REV # | DATE / DESCRIPTION |
|---|---|
| 1 | 08/12/2022 PLAN CHECK |
| 2 | -- |
| 3 | -- |
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PROJECT TYPE
Single Family

COMMUNITY NAME
Aldervista 2500 Series
LAVSON COMMUNITY ID
7465

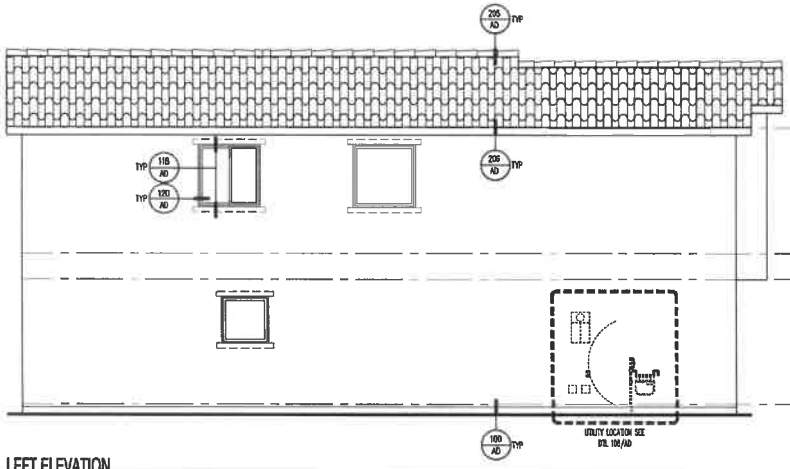
GARAGE HANDING
Garage Left

SPECIFICATION LEVEL
TCG4

PLAN NAME
Lovell
NPC PLAN NUMBER
2853.400
LAVSON PLAN ID
25181
PLAN NUMBER / NAME
2518-1

SHEET
A2.30

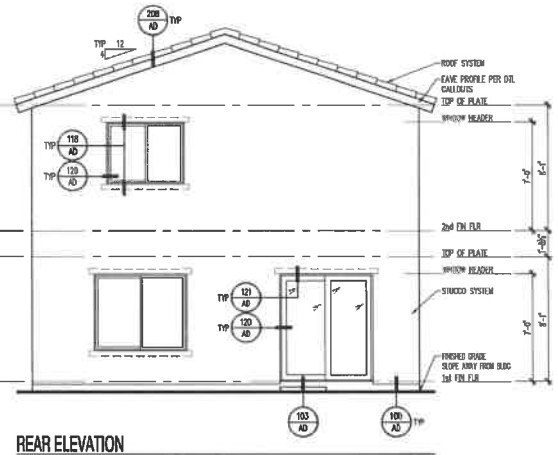
PLOTTED: January 24, 2022 / Matt Diaz / 2518-1-NPC-ELEV-C.DWG




## LEFT ELEVATION

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

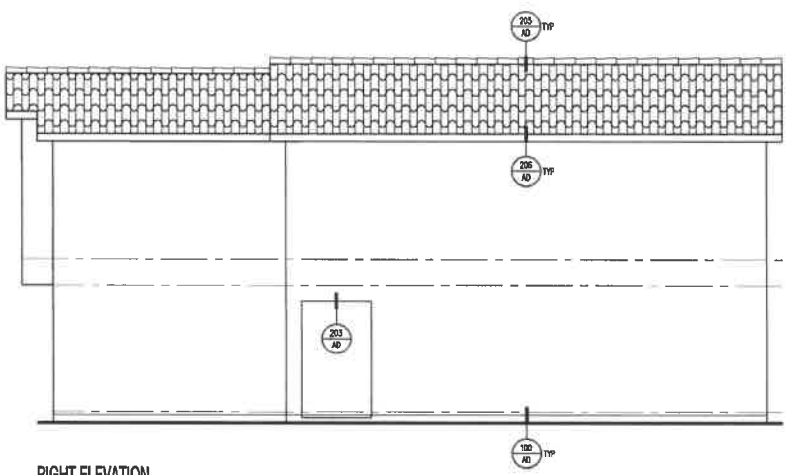
SPANISH




## REAR ELEVATION

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

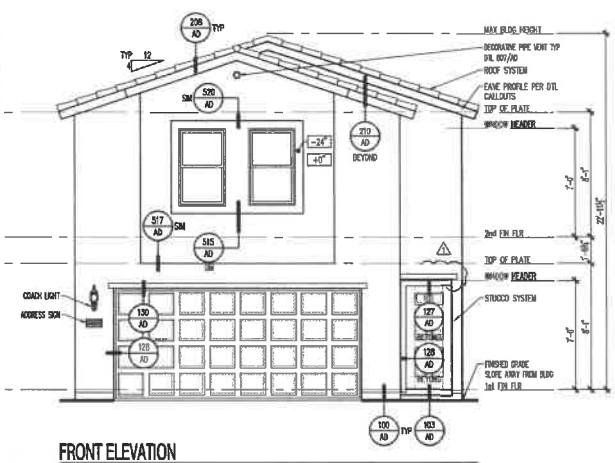
SPANISH




## RIGHT ELEVATION

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

SPANISH




## FRONT ELEVATION

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

SPANISH

## GENERAL EXTERIOR ELEV NOTES

1. STUCCO:
   STUCCO TO BE A ONE COAT STUCCO SYSTEM (OMEGA DIAMOND WALL ESR-1194).

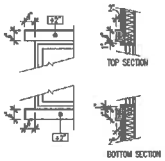
   SUBSTRATE:
   A) FROM TOP OF SLAB TO ROOF PLATE LINE: 1" EXPANDED POLYSTYRENE
   B) ABOVE TOP PLATE: 1" EXPANDED POLYSTYRENE SHALL BE USED AT ALL CONDITIONED AREAS BELOW AND ABOVE TOP PLATE LINE.
2. WEEP SCREED:
   26 GA CORROSION RESISTANT SHEET METAL STUCCO WEEP SCREED WITH A MINIMUM 3 1/2" VERTICAL FLANGE, INSTALLED MINIMUM 4" ABOVE FINISHED GRADE OR 2" ABOVE PAVED OR HARDSCAPED AREAS. SEE DETAIL 108/AD
3. ROOF SYSTEMS:
   A) CONCRETE TILE ROOF: (PER SECTION R905.3, 2018 IRC)
   INTERLOCKING CONCRETE ROOF TILES (2) PIECE "S" SHAPE OR (1) PIECE FLAT TILES PER ELEVATION OVER WOOD BATTENS. OVER (1) LAYER OF 40# ROOFING FELT.
   B) METAL ROOF:
   24 GA GALV STEEL STANDING SEAM FACTORY PAINT FINISHED ROOFING SYSTEM.
   C) BUILT UP ROOF:
   SEE SPECIFICATIONS ON SHEET G0.01 CHAPTER 7 ALTERNATE ROOF SYSTEMS.
4. ADHERED MASONRY VENEER: (PER SECTION R703.12, 2018 IRC)
   SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
5. WALL PENETRATIONS:
   WINDOWS: SEE DETAIL 117/AD
   SWING DOORS: SEE DETAILS 103/AD, 125/AD
   SLIDING GLASS DOORS: SEE DETAILS 103/AD, 120/AD, 121/AD
6. POLYURETHANE ARCHITECTURAL PRODUCTS:
   INSTALL ALL POLYURETHANE PRODUCTS PER MANUFACTURER'S INSTRUCTIONS. CAULK AND SEAL ALL EDGES TO ADJACENT MATERIALS AND PAINT FINISH.
7. FINISHED GRADE:
   PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
8. NON VERTICAL STUCCO SURFACES:
   ALL NON-VERTICAL STUCCO SURFACES TO BE SLOPED MIN ¼" PER 12" AND WATER-PROOFED WITH ONE LAYER OF EPTHETHANE WATERPROOF MEMBRANE
9. EXTERIOR GYPSUM BOARD CEILING:
   PATIO, PORCH, BREEZEWAY CEILINGS TO BE FINISHED WITH ⅝" SAG-RESISTANT OR ⅝" GYPSUM BOARD UNLESS NOTED OTHERWISE ON PLANS OR ELEVATIONS

## MISC NOTES

1. EXTERIOR LIGHT FIXTURE MOUNTING HEIGHT: +9" BELOW GARAGE DOOR HEADER TO CENTER LINE OF ELECTRICAL BOX UNO ON PLANS OR ELEVATIONS.
2. ADDRESS SIGN MOUNTING HEIGHT: +25" BELOW GARAGE DOOR HEADER TO CENTER LINE OF ELECTRICAL BOX UNO ON PLANS OR ELEVATIONS.

## WINDOW POPOUTS

1. THERE SHALL BE SEALANT BETWEEN WINDOW FLANGE & STUCCO.
2. DIMENSION ARE AS SHOWN UNO ON PLAN.
3. REFER TO DETAIL 820/AD FOR RECESSED WINDOW CONDITION.
4. REFER TO DETAIL 117/AD FOR WINDOW FLASHING.
5. TOP/BOTTOM POPOUT ONLY AT WINDOWS WITH DECORATIVE SHUTTERS. NO WRAP SEE ELEVATION FOR LOCATIONS.




## FRONT, SIDES & REAR OF HOUSE:

SCALE: 1/2" = 1'-0"

Pulte Homes of Nevada
Brenden Langston
Lic. #0048129

## ELEVATION A

(c) Copyright PulteGroup, Inc. - 2022

PROJECT LOCATION: SW CORNER OF LOSEE RD & E DESERT SPRINGS WAY

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 24x36 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

Las Vegas Division
7255 S. Tenaya Way, Suite 200
Las Vegas, Nevada 89113

Pulte HOMES

Exterior Elevations
Elevation 'A'

PRODUCTION MANAGER
Arch Services
DESIGNER
REVISED DATE: --

| REV # | DATE / DESCRIPTION |
|---|---|
| 1 | 01/12/2022 PLAN CHECK |
| 2 | -- |
| 3 | -- |
| 4 | -- |
| 5 | -- |
| 6 | -- |
| 7 | -- |
| 8 | -- |
| 9 | -- |

PROJECT TYPE
Single Family

COMMUNITY NAME
Aldervista 2500 Series
LANSON COMMUNITY ID
7465

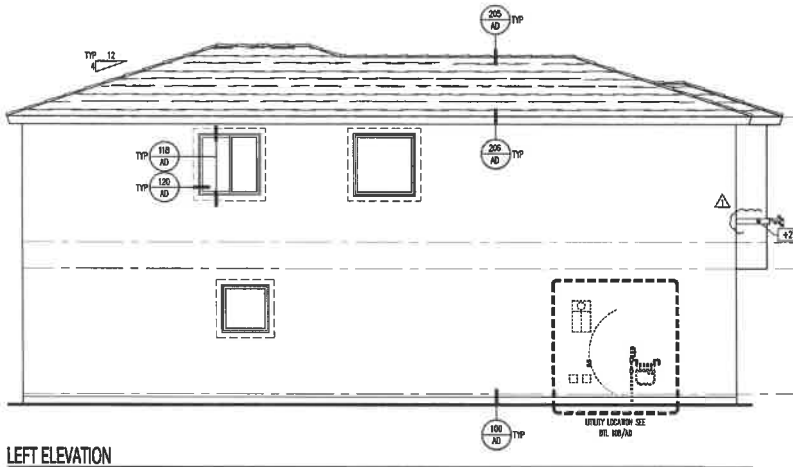
GARAGE HANDING
Garage Left

SPECIFICATION LEVEL
TCG4

PLAN NAME
Avondale
NPC PLAN NUMBER
2852.400
LANSON PLAN ID
25171
PLAN NUMBER / NAME
2517-1

SHEET
A2.10

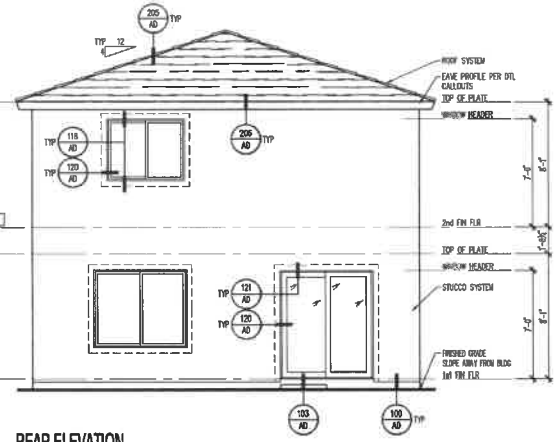
PLOTTED: January 24, 2022 / MATT.CHAN / 2517-1-RC-ELEV-A.DWG




LEFT ELEVATION

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

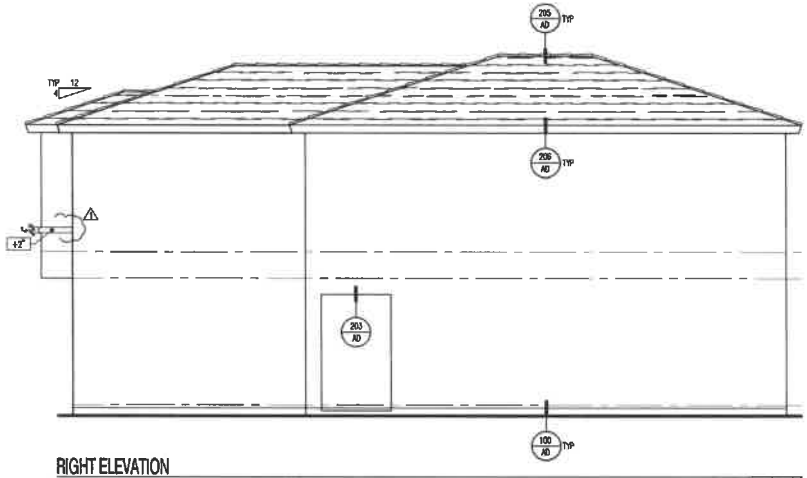
ITALIAN




REAR ELEVATION

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

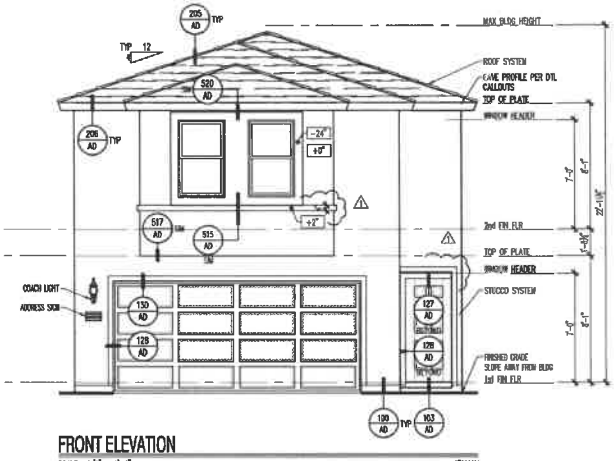
ITALIAN




RIGHT ELEVATION

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

ITALIAN




FRONT ELEVATION

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

ITALIAN

## GENERAL EXTERIOR ELEV NOTES

1. STUCCO:
   STUCCO TO BE A ONE COAT STUCCO SYSTEM (OMEGA DIAMOND WALL ESR-1194).

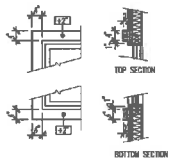
   SUBSTRATE:
   A) FROM TOP OF SLAB TO ROOF PLATE LINE: 1" EXPANDED POLYSTYRENE
   B) ABOVE TOP PLATE: 1" EXPANDED POLYSTYRENE SHALL BE USED AT ALL CONDITIONED AREAS BELOW AND ABOVE TOP PLATE LINE.
2. WEEP SCREED:
   26 GA CORROSION RESISTANT SHEET METAL STUCCO WEEP SCREED WITH A MINIMUM 3 1/2" VERTICAL FLANGE, INSTALLED MINIMUM 4" ABOVE FINISHED GRADE OR 2" ABOVE PAVED OR HARDSCAPED AREAS. SEE DETAIL 100/AD
3. ROOF SYSTEMS:
   A) CONCRETE TILE ROOF: (PER SECTION R905.3, 2018 IRC)
   INTERLOCKING CONCRETE ROOF TILES (2) PIECE 'S' SHAPE OR (1) PIECE FLAT TILES PER ELEVATION OVER WOOD BATTENS. OVER (1) LAYER OF 40# ROOFING FELT.
   B) METAL ROOF:
   24 GA GALV STEEL STANDING SEAM FACTORY PAINT FINISHED ROOFING SYSTEM.
   C) BUILT UP ROOF:
   SEE SPECIFICATIONS ON SHEET G0.01 CHAPTER 7 ALTERNATE ROOF SYSTEMS.
4. ADHERED MASONRY VENEER: (PER SECTION R703.12, 2018 IRC)
   SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
5. WALL PENETRATIONS:
   WINDOWS: SEE DETAIL 117/AD
   SWING DOORS: SEE DETAILS 103/AD, 125/AD
   SLIDING GLASS DOORS: SEE DETAILS 103/AD, 120/AD, 121/AD
6. POLYURETHANE ARCHITECTURAL PRODUCTS:
   INSTALL ALL POLYURETHANE PRODUCTS PER MANUFACTURER'S INSTRUCTIONS. CAULK AND SEAL ALL EDGES TO ADJACENT MATERIALS AND PAINT FINISH.
7. FINISHED GRADE:
   PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
8. NON VERTICAL STUCCO SURFACES:
   ALL NON-VERTICAL STUCCO SURFACES TO BE SLOPED MIN ¼" PER 12" AND WATER-PROOFED WITH ONE LAYER OF BITHETHANE WATERPROOF MEMBRANE
9. EXTERIOR GYPSUM BOARD CEILINGS:
   PATIO, PORCH, BREEZEWAY CEILINGS TO BE FINISHED WITH ½" SAG-RESISTANT OR ⅝" GYPSUM BOARD UNLESS NOTED OTHERWISE ON PLANS OR ELEVATIONS

## MISC NOTES

1. EXTERIOR LIGHT FIXTURE MOUNTING HEIGHT: ~9" BELOW GARAGE DOOR HEADER TO CENTER LINE OF ELECTRICAL BOX UNO ON PLANS OR ELEVATIONS.
2. ADDRESS SIGN MOUNTING HEIGHT: ~25" BELOW GARAGE DOOR HEADER TO CENTER LINE OF ELECTRICAL BOX UNO ON PLANS OR ELEVATIONS.

## WINDOW POPOUTS

1. THERE SHALL BE SEALANT BETWEEN WINDOW FLANGE & STUCCO.
2. DIMENSION ARE AS SHOWN UNO ON PLAN.
3. REFER TO DETAIL 520/AD FOR RECESSED WINDOW CONDITION.
4. REFER TO DETAIL 117/AD FOR WINDOW FLASHING.
5. TOP/BOTTOM POPOUT ONLY AT WINDOWS WITH DECORATIVE SHUTTERS. NO WRAP SEE ELEVATION FOR LOCATIONS.




FRONT, SIDES & REAR OF HOUSE:

SCALE: 1/2" = 1'-0"

Pulte Homes of Nevada
Brendan Lacy
Lic. #0048123

ELEVATION B

(c) Copyright PulteGroup, Inc. - 2022

PROJECT LOCATION: SW CORNER OF LOSEE RD & E INDER SPRINGS WAY

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS -- 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

Las Vegas Division
7255 S. Tenaya Way, Suite 200
Las Vegas, Nevada 89113

Pulte HOMES

Exterior Elevations
Elevation 'B'

| PRODUCTION MANAGER | |
|---|---|
| Arch. Services | |
| CURRENT RELEASE DATE: | -- |
| REV # | DATE / DESCRIPTION |
| 1 | 01/12/2022 PLAN CHECK |
| 2 | -- -- |
| 3 | -- -- |
| 4 | -- -- |
| 5 | -- -- |
| 6 | -- -- |
| 7 | -- -- |
| 8 | -- -- |

PROJECT TYPE: Single Family

COMMUNITY NAME: Aldervista 2500 Series

LANDON COMMUNITY ID: 7465

GARAGE HANDING: Garage Left

SPECIFICATION LEVEL: TCG4

PLAN NAME: Avondale

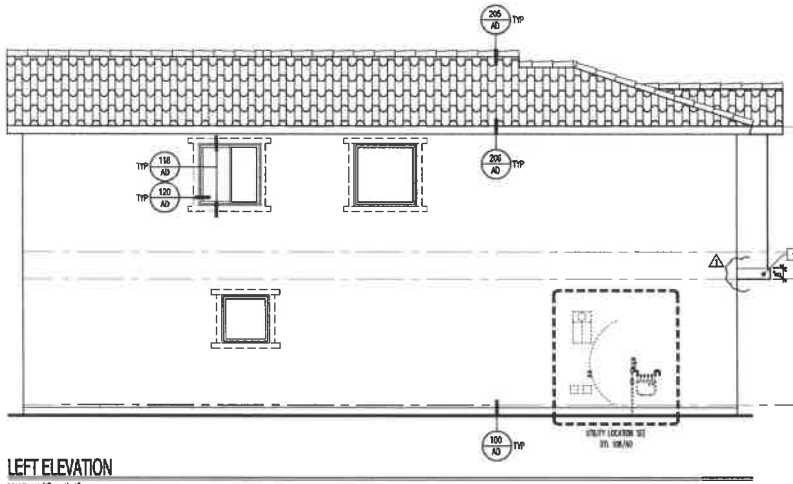
RPC PLAN NUMBER: 2852.400

LANDON PLAN ID: 25171

LEGACY PLAN NUMBER / NAME: 2517-1

SHEET: A2.20

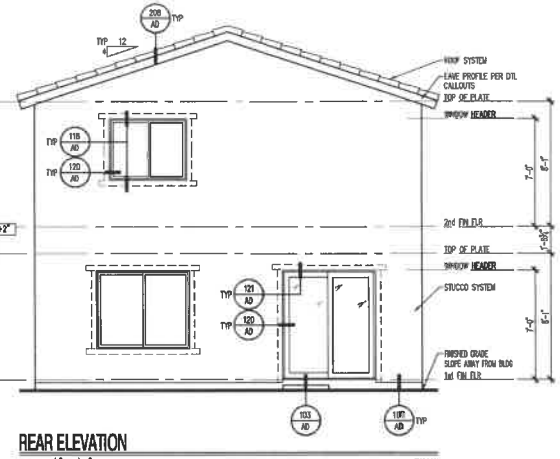
PLOTTED: January 14, 2022 / Mark Davis / 2517-1-4C-EXTV-B.DWG




LEFT ELEVATION

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

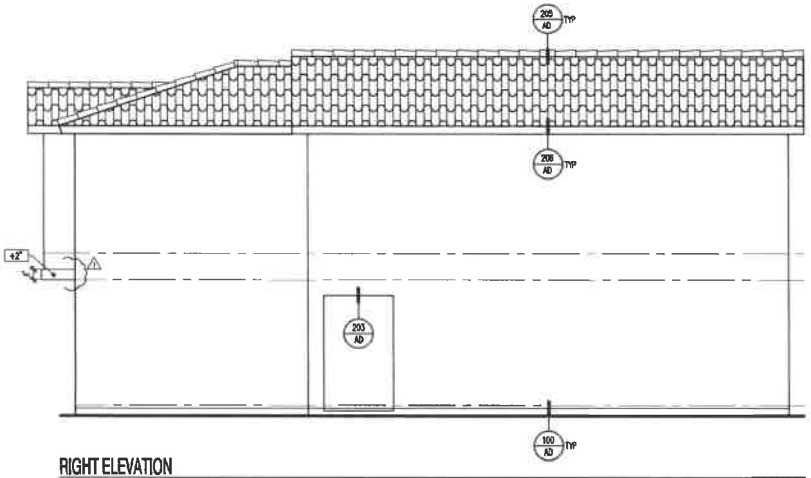
TUSCAN




REAR ELEVATION

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

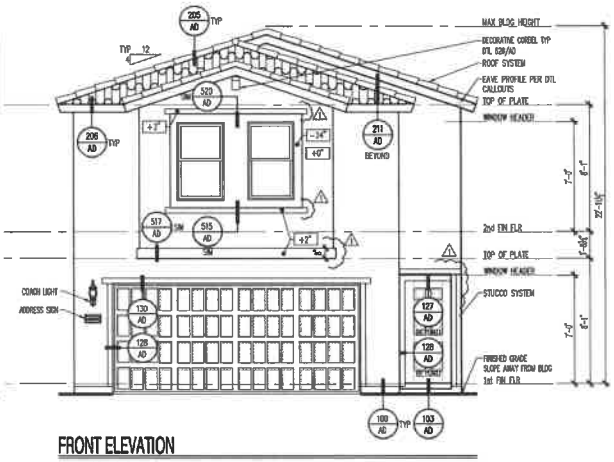
TUSCAN




RIGHT ELEVATION

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

TUSCAN




FRONT ELEVATION

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

TUSCAN

## GENERAL EXTERIOR ELEV NOTES

1. STUCCO:
   △1 STUCCO TO BE A ONE COAT STUCCO SYSTEM (OMEGA DIAMOND WALL ESR-1194).

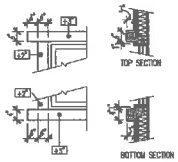
   SUBSTRATE:
   A) FROM TOP OF SLAB TO ROOF PLATE LINE: 1" EXPANDED POLYSTYRENE
   B) ABOVE TOP PLATE: 1" EXPANDED POLYSTYRENE SHALL BE USED AT ALL CONDITIONED AREAS BELOW AND ABOVE TOP PLATE LINE.
2. WEEP SCREED:
   26 GA CORROSION RESISTANT SHEET METAL STUCCO WEEP SCREED WITH A MINIMUM 3 1/2" VERTICAL FLANGE, INSTALLED MINIMUM 4" ABOVE FINISHED GRADE OR 2" ABOVE PAVED OR HARDSCAPED AREAS. SEE DETAIL 100/AD
3. ROOF SYSTEMS:
   A) CONCRETE TILE ROOF: (PER SECTION R905.3, 2018 IRC)
   INTERLOCKING CONCRETE ROOF TILES (2) PIECE 'S' SHAPE OR (1) PIECE FLAT TILES PER ELEVATION OVER WOOD BATTENS. OVER (1) LAYER OF 40# ROOFING FELT.
   B) METAL ROOF:
   24 GA GALV STEEL STANDING SEAM FACTORY PAINT FINISHED ROOFING SYSTEM.
   C) BUILT UP ROOF:
   SEE SPECIFICATIONS ON SHEET G0.01 CHAPTER 7 ALTERNATE ROOF SYSTEMS.
4. ADHERED MASONRY VENEER: (PER SECTION R703.12, 2018 IRC)
   SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
5. WALL PENETRATIONS:
   WINDOWS: SEE DETAIL 117/AD
   SWING DOORS: SEE DETAILS 103/AD, 125/AD
   SLIDING GLASS DOORS: SEE DETAILS 103/AD, 126/AD, 121/AD
6. POLYURETHANE ARCHITECTURAL PRODUCTS:
   INSTALL ALL POLYURETHANE PRODUCTS PER MANUFACTURER'S INSTRUCTIONS. CAULK AND SEAL ALL EDGES TO ADJACENT MATERIALS AND PAINT FINISH.
7. FINISHED GRADE:
   PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
8. NON VERTICAL STUCCO SURFACES:
   ALL NON-VERTICAL STUCCO SURFACES TO BE SLOPED MIN ¼" PER 12" AND WATER-PROOFED WITH ONE LAYER OF ELITHEDHANE WATERPROOF MEMBRANE
9. EXTERIOR GYPSUM BOARD CEILING:
   PATIO, PORCH, BREEZEWAY CEILINGS TO BE FINISHED WITH ½" SAG-RESISTANT OR ⅝" GYPSUM BOARD UNLESS NOTED OTHERWISE ON PLANS OR ELEVATIONS

## MISC NOTES

1. EXTERIOR LIGHT FIXTURE MOUNTING HEIGHT: ~9" BELOW GARAGE DOOR HEADER TO CENTER LINE OF ELECTRICAL BOX UNO ON PLANS OR ELEVATIONS.
2. ADDRESS SIGN MOUNTING HEIGHT: ~25" BELOW GARAGE DOOR HEADER TO CENTER LINE OF ELECTRICAL BOX UNO ON PLANS OR ELEVATIONS.

## WINDOW POPOUTS

1. THERE SHALL BE SEALANT BETWEEN WINDOW FLANGE & STUCCO.
2. DIMENSION ARE AS SHOWN UNO ON PLAN.
3. REFER TO DETAIL 835/AD FOR RECESSED WINDOW CONDITION.
4. REFER TO DETAIL 117/AD FOR WINDOW FLASHING.
5. TOP/BOTTOM POPOUT ONLY AT WINDOWS WITH DECORATIVE SHUTTERS. NO WRAP SEE ELEVATION FOR LOCATIONS.




FRONT, SIDES & REAR OF HOUSE:

SCALE: 1/2" = 1'-0"

Pulte Homes of Nevada
Brandon Laughlin
Lic. #0048129

ELEVATION C

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PROJECT LOCATION: SW CORNER OF LOSEE RD & EVERGREEN SPRINGS WAY

NOTE: SCALES NOTED ON DRAWINGS INDICATE 1ST FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

Las Vegas Division
7255 S. Tenaya Way, Suite 200
Las Vegas, Nevada 89113

PULTE HOMES

Exterior Elevations
Elevation 'C'

PRODUCTION MANAGER
Arch Services
CURRENT RELEASE DATE: --

| REV # | DATE / DESCRIPTION |
|---|---|
| 1 | 01/12/2022 PLAN CHECK |
| 2 | -- |
| 3 | -- |
| 4 | -- |
| 5 | -- |
| 6 | -- |
| 7 | -- |
| 8 | -- |
| 9 | -- |

PROJECT TYPE
Single Family

COMMUNITY NAME
Aldervista 2500 Series
LANDON COMMUNITY ID
7465

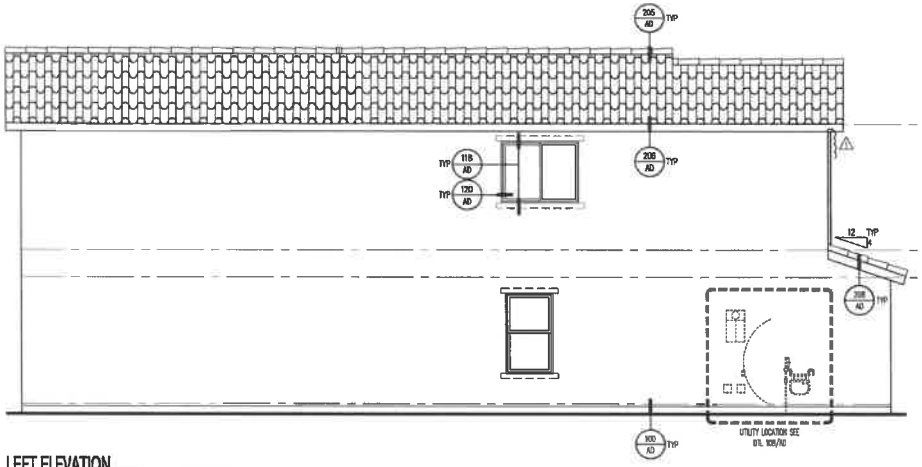
GARAGE HANDING
Garage Left

SPECIFICATION LEVEL
TCG4

PLAN NAME
Avondale
NPC PLAN NUMBER
2852.400
LANDON PLAN ID
25171
PLAN NUMBER / NAME
2517-1

SHEET
A2.30

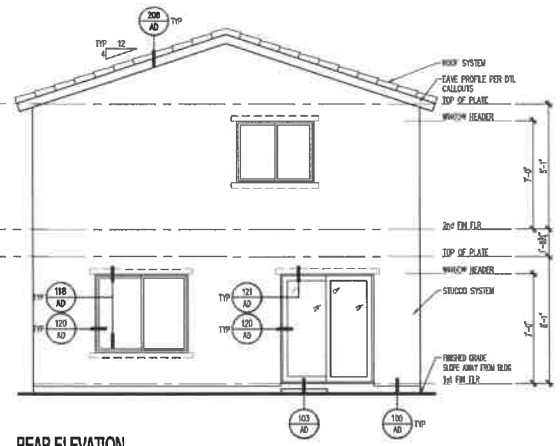
PLOTTED: January 24, 2022 / Neil Dale / 2517-1-ME-ELEV-CLEAN




## LEFT ELEVATION

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

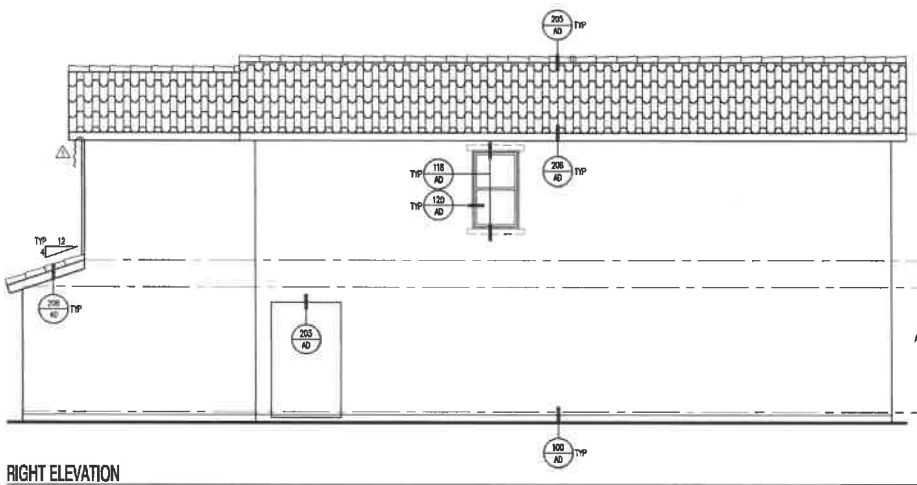
SPANISH




## REAR ELEVATION

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

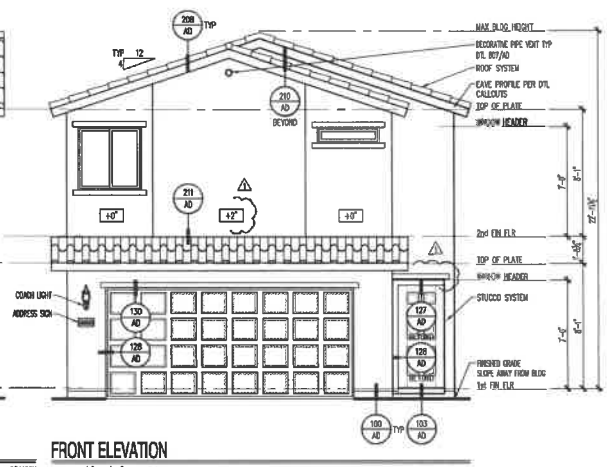
SPANISH




## RIGHT ELEVATION

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

SPANISH




## FRONT ELEVATION

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

SPANISH

## GENERAL EXTERIOR ELEV NOTES

1. STUCCO:
   STUCCO TO BE A ONE COAT STUCCO SYSTEM (OMEGA DIAMOND WALL ESR-1194).

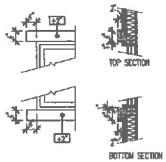
   SUBSTRATE:
   A) FROM TOP OF SLAB TO ROOF PLATE LINE: 1" EXPANDED POLYSTYRENE
   B) ABOVE TOP PLATE: 1" EXPANDED POLYSTYRENE SHALL BE USED AT ALL CONDITIONED AREAS BELOW AND ABOVE TOP PLATE LINE.
2. WEEP SCREED:
   26 GA CORROSION RESISTANT SHEET METAL STUCCO WEEP SCREED WITH A MINIMUM 3 1/2" VERTICAL FLANGE, INSTALLED MINIMUM 4" ABOVE FINISHED GRADE OR 2" ABOVE PAVED OR HARDSCAPED AREAS. SEE DETAIL 100/AD
3. ROOF SYSTEMS:
   A) CONCRETE TILE ROOF: (PER SECTION R905.3, 2018 IRC)
   INTERLOCKING CONCRETE ROOF TILES (2) PIECE 'S' SHAPE OR (1) PIECE FLAT TILES PER ELEVATION OVER WOOD BATTENS. OVER (1) LAYER OF 40# ROOFING FELT.
   B) METAL ROOF:
   24 GA CALV STEEL STANDING SEAM FACTORY PAINT FINISHED ROOFING SYSTEM.
   C) BUILT UP ROOF:
   SEE SPECIFICATIONS ON SHEET GO.01 CHAPTER 7 ALTERNATE ROOF SYSTEMS.
4. ADHERED MASONRY VENEER: (PER SECTION R703.12, 2018 IRC)
   SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
5. WALL PENETRATIONS:
   WINDOWS: SEE DETAIL 117/AD
   SWING DOORS: SEE DETAILS 103/AD, 125/AD
   SLIDING GLASS DOORS: SEE DETAILS 103/AD, 125/AD, 121/AD
6. POLYURETHANE ARCHITECTURAL PRODUCTS:
   INSTALL ALL POLYURETHANE PRODUCTS PER MANUFACTURER'S INSTRUCTIONS. CAULK AND SEAL ALL EDGES TO ADJACENT MATERIALS AND PAINT FINISH.
7. FINISHED GRADE:
   PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
8. NON VERTICAL STUCCO SURFACES:
   ALL NON-VERTICAL STUCCO SURFACES TO BE SLOPED MIN ¼" PER 12" AND WATER-PROOFED WITH ONE LAYER OF BITHEDRANE WATERPROOF MEMBRANE
9. EXTERIOR GYPSUM BOARD CEILING:
   PATIO, PORCH, BREEZEWAY CEILINGS TO BE FINISHED WITH ½" SAG-RESISTANT OR ⅝" GYPSUM BOARD UNLESS NOTED OTHERWISE ON PLANS OR ELEVATIONS

## MISC NOTES

1. EXTERIOR LIGHT FIXTURE MOUNTING HEIGHT: ~9" BELOW GARAGE DOOR HEADER TO CENTER LINE OF ELECTRICAL BOX UNO ON PLANS OR ELEVATIONS.
2. ADDRESS SIGN MOUNTING HEIGHT: ~25" BELOW GARAGE DOOR HEADER TO CENTER LINE OF ELECTRICAL BOX UNO ON PLANS OR ELEVATIONS.

## WINDOW POPOUTS

1. THERE SHALL BE SEALANT BETWEEN WINDOW FLANGE & STUCCO.
2. DIMENSION ARE AS SHOWN UNO ON PLAN.
3. REFER TO DETAIL 108/AD FOR RECESSED WINDOW CONDITION.
4. REFER TO DETAIL 117/AD FOR WINDOW FLASHING.
5. TOP/BOTTOM POPOUT ONLY AT WINDOWS WITH DECORATIVE SHUTTERS. NO WRAP SEE ELEVATION FOR LOCATIONS.




## FRONT, SIDES & REAR OF HOUSE:

SCALE: 1/2" = 1'-0"

Pulte Homes of Nevada
Brandon Lewis
Lic. #0048129

## ELEVATION A

(c) Copyright PulteGroup, Inc. - 2022

PROJECT LOCATION: SW CORNER OF LOSEE RD & E DESERT SPRINGS WAY

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

Las Vegas Division
7255 S. Tenaya Way, Suite 200
Las Vegas, Nevada 89113

PULTE HOMES

Exterior Elevations
Elevation 'A'

PRODUCTION MANAGER
Arch Services
PRODUCT MANAGER
RELEASE DATE:

| REV # | DATE / DESCRIPTION |
|---|---|
| 1 | 01/13/2022 PLAN CHECK |
| 2 | --- |
| 3 | --- |
| 4 | --- |
| 5 | --- |
| 6 | --- |
| 7 | --- |
| 8 | --- |

PROJECT TYPE
Single Family

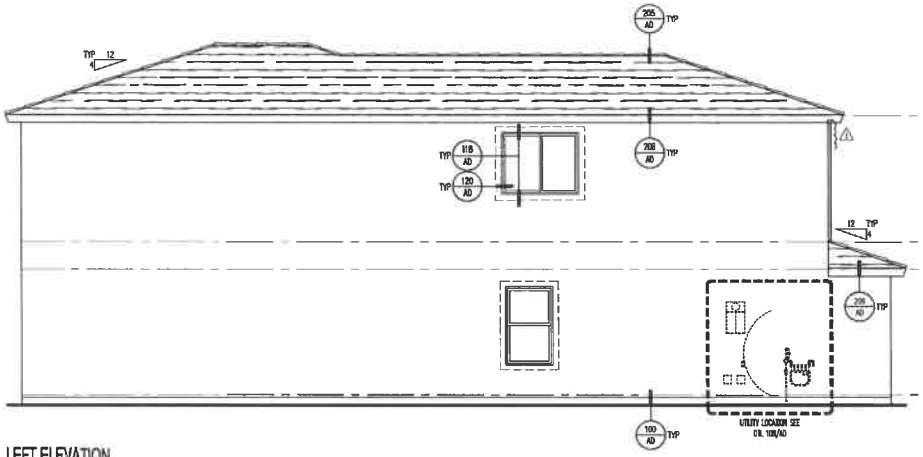
COMMUNITY NAME
Aldervista 2500 Series
LANDON COMMUNITY ID
7465

GARAGE HANDING
Garage Left

SPECIFICATION LEVEL
TCG4

PLAN NAME
Kaufman
NPC PLAN NUMBER
2854.400
LANDON PLAN ID
25211
PLAN NUMBER / NAME
2521-1

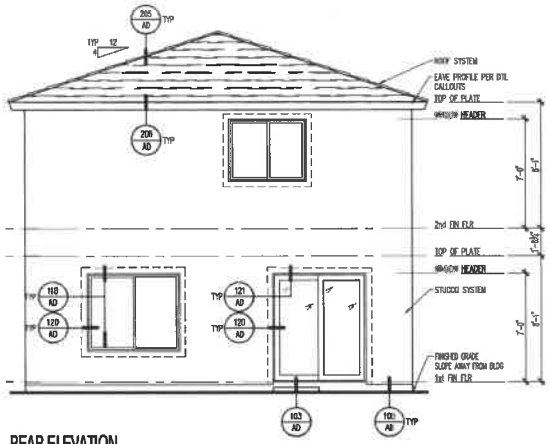
SHEET
A2.10




## LEFT ELEVATION

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

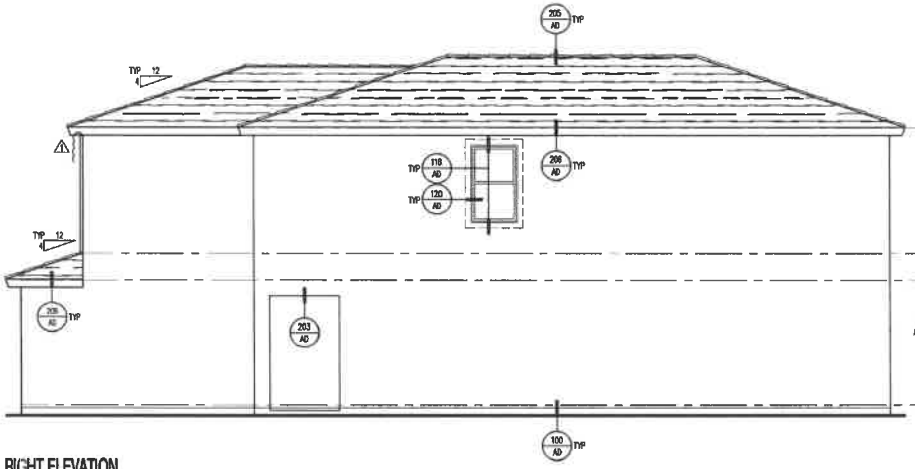
ITALIAN




## REAR ELEVATION

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

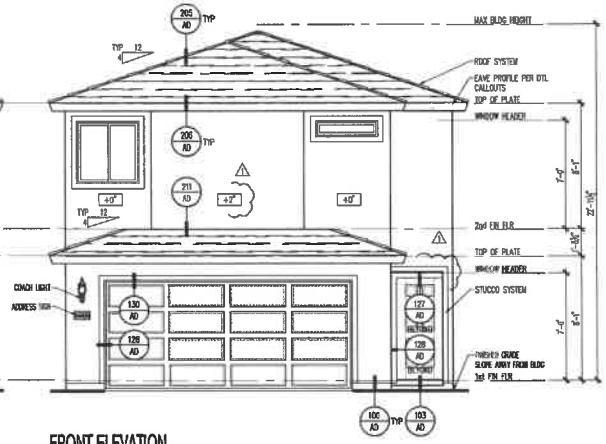
ITALIAN




## RIGHT ELEVATION

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

ITALIAN




## FRONT ELEVATION

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

ITALIAN

## GENERAL EXTERIOR ELEV NOTES

1. STUCCO:
   STUCCO TO BE A ONE COAT STUCCO SYSTEM (OMEGA DIAMOND WALL ESR-1194).

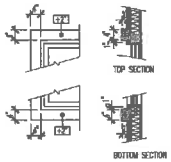
   SUBSTRATE:
   A) FROM TOP OF SLAB TO ROOF PLATE LINE: 1" EXPANDED POLYSTYRENE
   B) ABOVE TOP PLATE: 1" EXPANDED POLYSTYRENE SHALL BE USED AT ALL CONDITIONED AREAS BELOW AND ABOVE TOP PLATE LINE.
2. WEEP SCREED:
   26 GA CORROSION RESISTANT SHEET METAL STUCCO WEEP SCREED WITH A MINIMUM 3 1/2" VERTICAL FLANGE, INSTALLED MINIMUM 4" ABOVE FINISHED GRADE OR 2" ABOVE PAVED OR HARDSCAPED AREAS. SEE DETAIL 100/AD
3. ROOF SYSTEMS:
   A) CONCRETE TILE ROOF: (PER SECTION R905.3, 2018 IRC)
   INTERLOCKING CONCRETE ROOF TILES (2) PIECE 'S' SHAPE OR (1) PIECE FLAT TILES PER ELEVATION OVER WOOD BATTENS. OVER (1) LAYER OF 40# ROOFING FELT.
   B) METAL ROOF:
   24 GA GALV STEEL STANDING SEAM FACTORY PAINT FINISHED ROOFING SYSTEM.
   C) BUILT UP ROOF:
   SEE SPECIFICATIONS ON SHEET G0.01 CHAPTER 7 ALTERNATE ROOF SYSTEMS.
4. ADHERED MASONRY VENEER: (PER SECTION R703.12, 2018 IRC)
   SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
5. WALL PENETRATIONS:
   WINDOWS: SEE DETAIL 117/AD
   SWING DOORS: SEE DETAILS 103/AD, 125/AD
   SLIDING GLASS DOORS: SEE DETAILS 103/AD, 120/AD, 121/AD
6. POLYURETHANE ARCHITECTURAL PRODUCTS:
   INSTALL ALL POLYURETHANE PRODUCTS PER MANUFACTURER'S INSTRUCTIONS. CAULK AND SEAL ALL EDGES TO ADJACENT MATERIALS AND PAINT FINISH.
7. FINISHED GRADE:
   PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
8. NON VERTICAL STUCCO SURFACES:
   ALL NON-VERTICAL STUCCO SURFACES TO BE SLOPED MIN ¼" PER 12" AND WATER-PROOFED WITH ONE LAYER OF BITHEDIANE WATERPROOF MEMBRANE
9. EXTERIOR GYPSUM BOARD CEILING:
   PATIO, PORCH, BREEZEWAY CEILINGS TO BE FINISHED WITH ⅝" SAG-RESISTANT OR ⅝" GYPSUM BOARD UNLESS NOTED OTHERWISE ON PLANS OR ELEVATIONS

## MISC NOTES

1. EXTERIOR LIGHT FIXTURE MOUNTING HEIGHT: ~9" BELOW GARAGE DOOR HEADER TO CENTER LINE OF ELECTRICAL BOX UNO ON PLANS OR ELEVATIONS.
2. ADDRESS SIGN MOUNTING HEIGHT: ~25" BELOW GARAGE DOOR HEADER TO CENTER LINE OF ELECTRICAL BOX UNO ON PLANS OR ELEVATIONS.

## WINDOW POPOUTS

1. THERE SHALL BE SEALANT BETWEEN WINDOW FLANGE & STUCCO.
2. DIMENSION ARE AS SHOWN UNO ON PLAN.
3. REFER TO DETAIL 520/AD FOR RECESSED WINDOW CONDITION.
4. REFER TO DETAIL 117/AD FOR WINDOW FLASHING.
5. TOP/BOTTOM POPOUT ONLY AT WINDOWS WITH DECORATIVE SHUTTERS. NO WRAP SEE ELEVATION FOR LOCATIONS.




## FRONT, SIDES & REAR OF HOUSE:

SCALE: 1/2" = 1'-0"

Pulte Homes of Nevada
Brandon Laughlin
Lic. #0048128

## ELEVATION B

(c) Copyright PulteGroup, Inc. - 2022

PROJECT LOCATION: SW CORNER OF LOSEE RD & E DESERT SPRINGS WAY

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22"x34" SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

Las Vegas Division
7255 S. Tenaya Way, Suite 200
Las Vegas, Nevada 89113

PULTE HOMES

Exterior Elevations
Elevation 'B'

PRODUCTION MANAGER
Arch Services
PLANNER
RELEASE DATE: —

| REV # | DATE / DESCRIPTION |
|---|---|
| 1 | 01/12/2022 PLAN CHECK |
| 2 | — |
| 3 | — |
| 4 | — |
| 5 | — |
| 6 | — |
| 7 | — |
| 8 | — |
| 9 | — |

PROJECT TYPE
Single Family

COMMUNITY NAME
Aldervista 2500 Series
LANSON COMMUNITY ID
7465

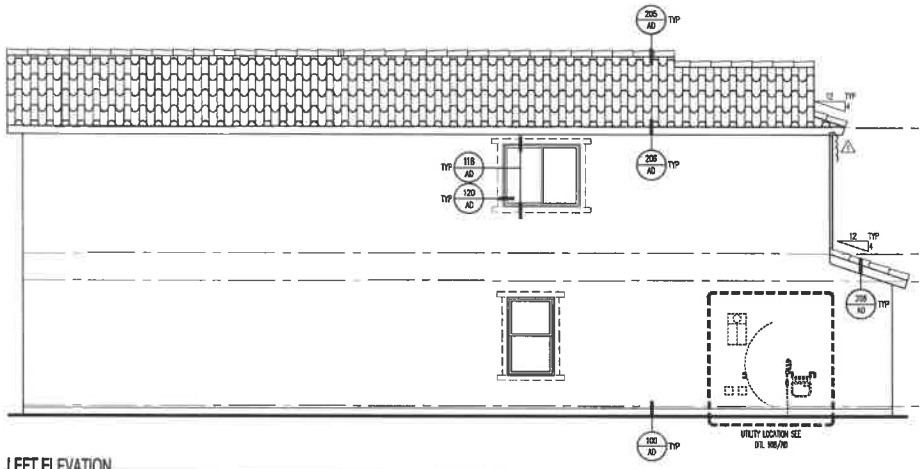
GARAGE HANDING
Garage Left

SPECIFICATION LEVEL
TCG4

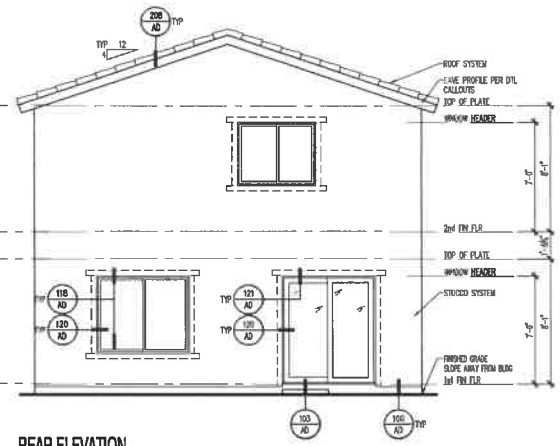
PLAN NAME
Kaufman
MPC PLAN NUMBER
2854.400
LANSON PLAN ID
25211
PLAN NUMBER / NAME
2521-1

SHEET
A2.20

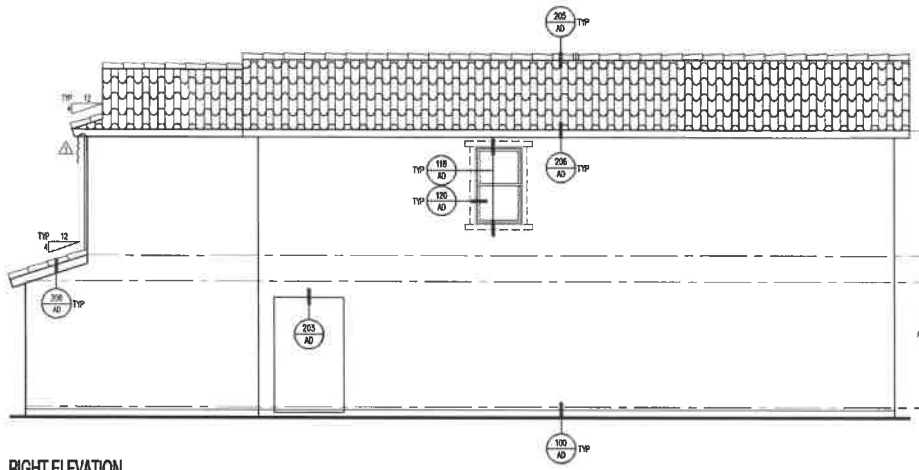
PLOTTED: January 24, 2022 / Matt Lee / 2521-1-MC-ELEV-ELEV2



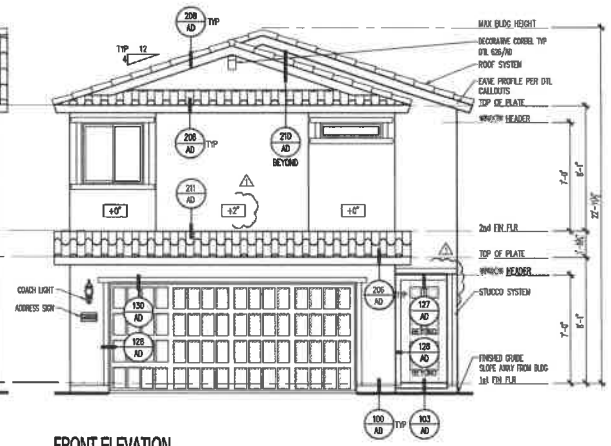

LEFT ELEVATION
SCALE: 1/4" = 1'-0"
TUSCAN




REAR ELEVATION
SCALE: 1/4" = 1'-0"
TUSCAN




RIGHT ELEVATION
SCALE: 1/4" = 1'-0"
TUSCAN




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

## GENERAL EXTERIOR ELEV NOTES

1. STUCCO:
   ⚠1 STUCCO TO BE A ONE COAT STUCCO SYSTEM (OMEGA DIAMOND WALL ESR-1194).

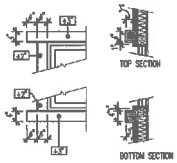
   SUBSTRATE:
   A) FROM TOP OF SLAB TO ROOF PLATE LINE: 1" EXPANDED POLYSTYRENE
   B) ABOVE TOP PLATE: 1" EXPANDED POLYSTYRENE SHALL BE USED AT ALL CONDITIONED AREAS BELOW AND ABOVE TOP PLATE LINE.
2. WEEP SCREED:
   26 GA CORROSION RESISTANT SHEET METAL STUCCO WEEP SCREED WITH A MINIMUM 3 1/2" VERTICAL FLANGE, INSTALLED MINIMUM 4" ABOVE FINISHED GRADE OR 2" ABOVE PAVED OR HARDSCAPED AREAS. SEE DETAIL 100/AD
3. ROOF SYSTEMS:
   A) CONCRETE TILE ROOF: (PER SECTION R905.3, 2018 IRC)
   INTERLOCKING CONCRETE ROOF TILES (2) PIECE "S" SHAPE OR (1) PIECE FLAT TILES PER ELEVATION OVER WOOD BATTENS. OVER (1) LAYER OF 40# ROOFING FELT.
   B) METAL ROOF:
   24 GA GALV STEEL STANDING SEAM FACTORY PAINT FINISHED ROOFING SYSTEM.
   C) BUILT UP ROOF:
   SEE SPECIFICATIONS ON SHEET G0.01 CHAPTER 7 ALTERNATE ROOF SYSTEMS.
4. ADHERED MASONRY VENEER: (PER SECTION R703.12, 2018 IRC)
   SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
5. WALL PENETRATIONS:
   WINDOWS: SEE DETAIL 117/AD
   SWING DOORS: SEE DETAILS 103/AD, 125/AD
   SLIDING GLASS DOORS: SEE DETAILS 103/AD, 120/AD, 121/AD
6. POLYURETHANE ARCHITECTURAL PRODUCTS:
   INSTALL ALL POLYURETHANE PRODUCTS PER MANUFACTURER'S INSTRUCTIONS. CAULK AND SEAL ALL EDGES TO ADJACENT MATERIALS AND PAINT FINISH.
7. FINISHED GRADE:
   PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
8. NON VERTICAL STUCCO SURFACES:
   ALL NON-VERTICAL STUCCO SURFACES TO BE SLOPED MIN ¼" PER 12" AND WATER-PROOFED WITH ONE LAYER OF BITHETHANE WATERPROOF MEMBRANE
9. EXTERIOR GYPSUM BOARD CEILING:
   PATIO, PORCH, BREEZEWAY CEILINGS TO BE FINISHED WITH ½" SAG-RESISTANT OR ⅝" GYPSUM BOARD UNLESS NOTED OTHERWISE ON PLANS OR ELEVATIONS

## MISC NOTES

1. EXTERIOR LIGHT FIXTURE MOUNTING HEIGHT: ~9" BELOW GARAGE DOOR HEADER TO CENTER LINE OF ELECTRICAL BOX UNO ON PLANS OR ELEVATIONS.
2. ADDRESS SIGN MOUNTING HEIGHT: ~25" BELOW GARAGE DOOR HEADER TO CENTER LINE OF ELECTRICAL BOX UNO ON PLANS OR ELEVATIONS.

## WINDOW POPOUTS

1. THERE SHALL BE SEALANT BETWEEN WINDOW FLANGE & STUCCO.
2. DIMENSION ARE AS SHOWN UNO ON PLAN.
3. REFER TO DETAIL 118/AD FOR RECESSED WINDOW CONDITION.
4. REFER TO DETAIL 117/AD FOR WINDOW FLASHING.
5. TOP/BOTTOM POPOUT ONLY AT WINDOWS WITH DECORATIVE SHUTTERS. NO WRAP SEE ELEVATION FOR LOCATIONS.




FRONT, SIDES & REAR OF HOUSE:
SCALE: 1/2" = 1'-0"

Pulte Homes of Nevada
Brandon Vaughn
Lic. #0048123

ELEVATION C

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PROJECT LOCATION: SW CORNER OF LOSEE RD & E DESERT SPRINGS WAY

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

Las Vegas Division
7255 S. Tenaya Way, Suite 200
Las Vegas, Nevada 89113

Pulte HOMES

Exterior Elevations
Elevation C

PRODUCTION MANAGER
Arch Services
CURRENT RELEASE DATE: --

| REV # | DATE / DESCRIPTION |
|---|---|
| 1 | 01/12/2022 PLAN CHECK |
| 2 | -- |
| 3 | -- |
| 4 | -- |
| 5 | -- |
| 6 | -- |
| 7 | -- |
| 8 | -- |

PROJECT TYPE
Single Family

COMMUNITY NAME
Aldervista 2500 Series
LANDON COMMUNITY ID
7465

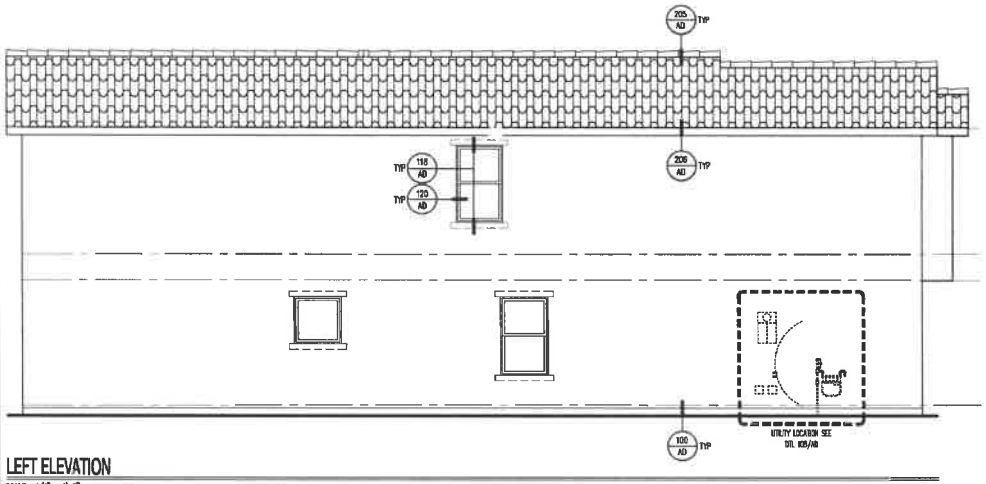
GARAGE SIDEHAND
Garage Left

SPECIFICATION LEVEL
TCG4

PLAN NAME
Kaufman
PFC PLAN NUMBER
2864.400
LANDON PLAN ID
25211
PLAN NUMBER / NAME
2521-1

SHEET
A2.30

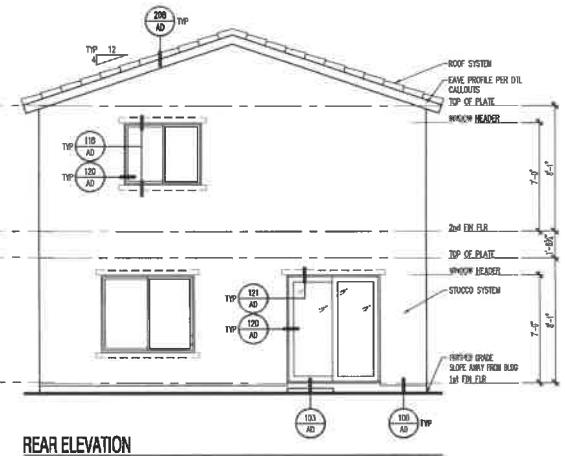
PLOTTED: January 24, 2022 / Mark Dale / 2521-1-WZ-ELEV-C.DWG




LEFT ELEVATION

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

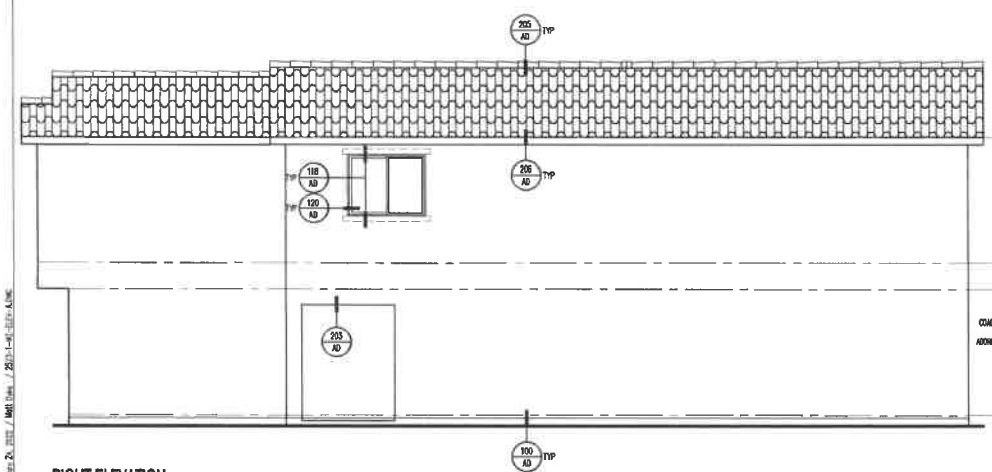
SPANISH




REAR ELEVATION

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

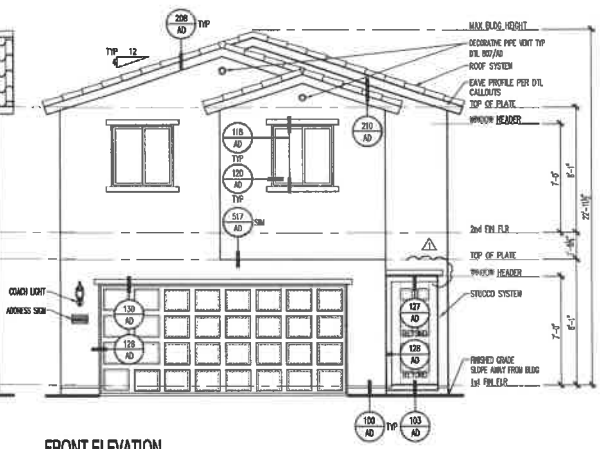
SPANISH




RIGHT ELEVATION

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

SPANISH




FRONT ELEVATION

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

SPANISH

## GENERAL EXTERIOR ELEV NOTES

1. STUCCO:
   STUCCO TO BE A ONE COAT STUCCO SYSTEM (OMEGA DIAMOND WALL ESR-1194).

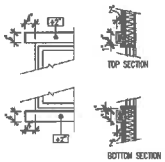
   SUBSTRATE:
   A) FROM TOP OF SLAB TO ROOF PLATE LINE: 1" EXPANDED POLYSTYRENE
   B) ABOVE TOP PLATE: 1" EXPANDED POLYSTYRENE SHALL BE USED AT ALL CONDITIONED AREAS BELOW AND ABOVE TOP PLATE LINE.
2. WEEP SCREED:
   26 GA CORROSION RESISTANT SHEET METAL STUCCO WEEP SCREED WITH A MINIMUM 3 1/2" VERTICAL FLANGE, INSTALLED MINIMUM 4" ABOVE FINISHED GRADE OR 2" ABOVE PAVED OR HARDSCAPED AREAS. SEE DETAIL 108/AD
3. ROOF SYSTEMS:
   A) CONCRETE TILE ROOF: (PER SECTION R905.3, 2018 IRC)
   INTERLOCKING CONCRETE ROOF TILES (2) PIECE "S" SHAPE OR (1) PIECE FLAT TILES PER ELEVATION OVER WOOD BATTENS. OVER (1) LAYER OF 40# ROOFING FELT.
   B) METAL ROOF:
   24 GA GALV STEEL STANDING SEAM FACTORY PAINT FINISHED ROOFING SYSTEM.
   C) BUILT UP ROOF:
   SEE SPECIFICATIONS ON SHEET G0.01 CHAPTER 7 ALTERNATE ROOF SYSTEMS.
4. ADHERED MASONRY VENEER: (PER SECTION R703.12, 2018 IRC)
   SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
5. WALL PENETRATIONS:
   WINDOWS: SEE DETAIL 117/AD
   SWING DOORS: SEE DETAILS 103/AD, 125/AD
   SLIDING GLASS DOORS: SEE DETAILS 103/AD, 125/AD, 121/AD
6. POLYURETHANE ARCHITECTURAL PRODUCTS:
   INSTALL ALL POLYURETHANE PRODUCTS PER MANUFACTURER'S INSTRUCTIONS. CAULK AND SEAL ALL EDGES TO ADJACENT MATERIALS AND PAINT FINISH.
7. FINISHED GRADE:
   PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
8. NON VERTICAL STUCCO SURFACES:
   ALL NON-VERTICAL STUCCO SURFACES TO BE SLOPED MIN ¼" PER 12" AND WATER-PROOFED WITH ONE LAYER OF BITHEDRANE WATERPROOF MEMBRANE
9. EXTERIOR GYPSUM BOARD CEILING:
   PATIO, PORCH, BREEZEWAY CEILINGS TO BE FINISHED WITH ⅝" SAG-RESISTANT OR ½" GYPSUM BOARD UNLESS NOTED OTHERWISE ON PLANS OR ELEVATIONS

## MISC NOTES

1. EXTERIOR LIGHT FIXTURE MOUNTING HEIGHT: ~9" BELOW GARAGE DOOR HEADER TO CENTER LINE OF ELECTRICAL BOX UNO ON PLANS OR ELEVATIONS.
2. ADDRESS SIGN MOUNTING HEIGHT: ~25" BELOW GARAGE DOOR HEADER TO CENTER LINE OF ELECTRICAL BOX UNO ON PLANS OR ELEVATIONS.

## WINDOW POPOUTS

1. THERE SHALL BE SEALANT BETWEEN WINDOW FLANGE & STUCCO.
2. DIMENSION ARE AS SHOWN UNO ON PLAN.
3. REFER TO DETAIL 109/AD FOR RECESSED WINDOW CONDITION.
4. REFER TO DETAIL 117/AD FOR WINDOW FLASHING.
5. TOP/BOTTOM POPOUT ONLY AT WINDOWS WITH DECORATIVE SHUTTERS. NO WRAP. SEE ELEVATION FOR LOCATIONS.




## FRONT, SIDES & REAR OF HOUSE:

SCALE: 1/2" = 1'-0"

Pulte Homes of Nevada
Brenden Laugher
Lic. #0048129

## ELEVATION A

(c) Copyright PulteGroup, Inc. - 2022

PROJECT LOCATION: SW CORNER OF LOSEE RD & E DESERT SPRINGS WAY

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

Las Vegas Division
7255 S. Tenaya Way, Suite 200
Las Vegas, Nevada 89113

PULTE HOMES

Exterior Elevations
Elevation 'A'

PRODUCTION MANAGER
Arch Services
CURRENT RELEASE DATE: --

| REV # | DATE / DESCRIPTION |
|---|---|
| 1 | 01/12/2022 PLAN CHECK |
| 2 | -- |
| 3 | -- |
| 4 | -- |
| 5 | -- |
| 6 | -- |
| 7 | -- |
| 8 | -- |

PROJECT TYPE: Single Family

COMMUNITY NAME: Aldervista 2500 Series

LANDON COMMUNITY ID: 7465

GARAGE HANDING: Garage Left

SPECIFICATION LEVEL: TCG4

PLAN NAME: Whitney

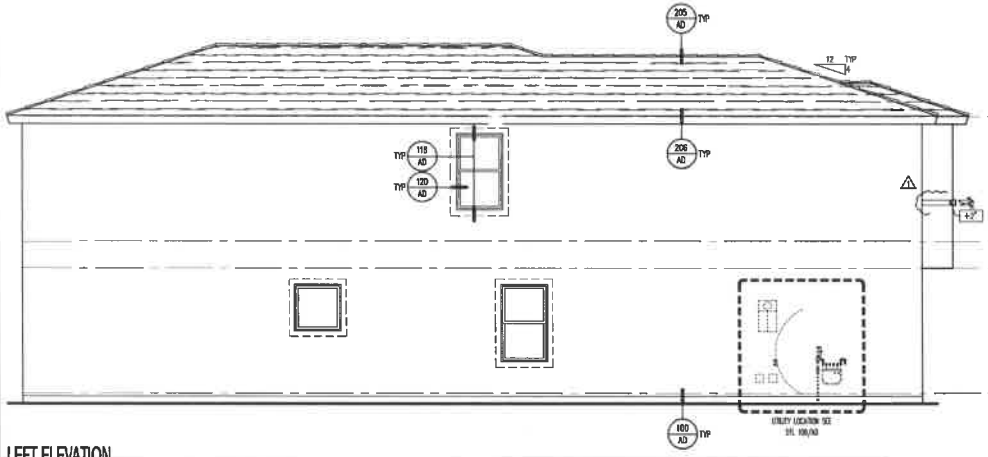
NPC PLAN NUMBER: 2835.400

LANDON PLAN ID: 25231

PLAN NUMBER / NAME: 2523-1

SHEET: A2.10

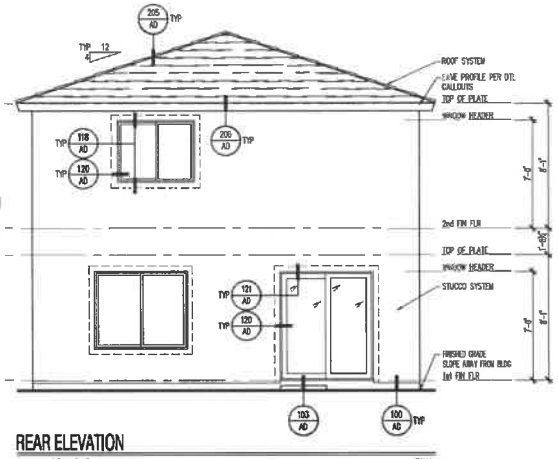
PLOTTED: January 20, 2022 / MARK Dunn / 2523-1-A2.10-EXTR-A.DWG




## LEFT ELEVATION

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

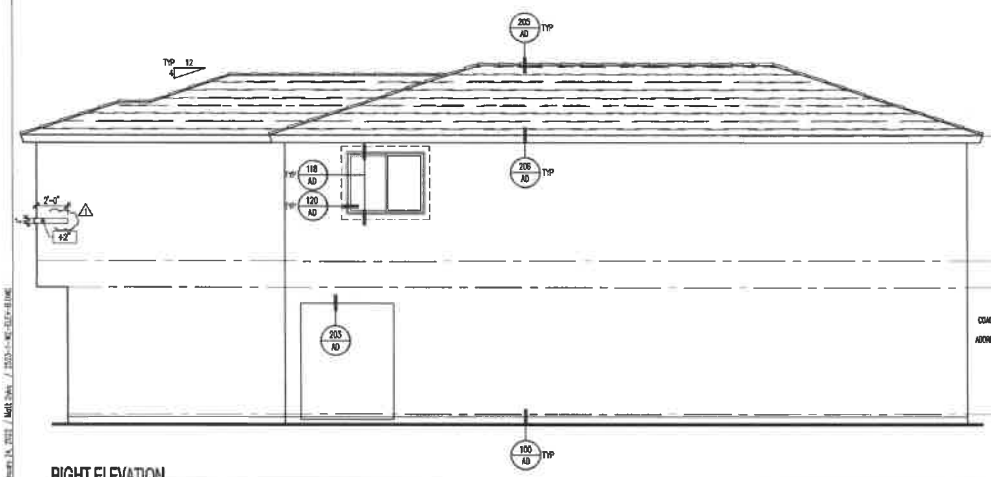
ITALIAN




## REAR ELEVATION

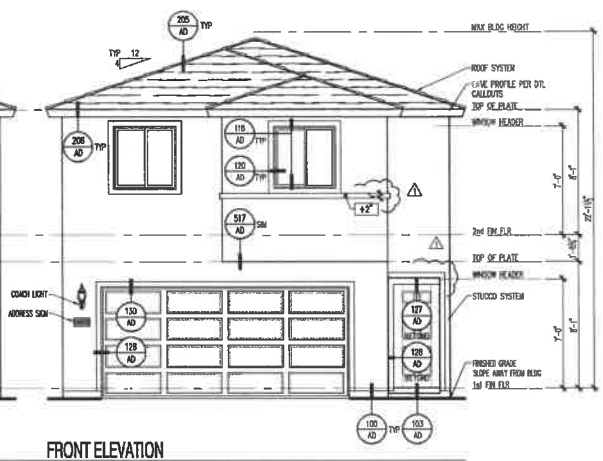
SCALE: 1/4" = 1'-0"

ITALIAN




## RIGHT ELEVATION

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




## FRONT ELEVATION

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

ITALIAN

## GENERAL EXTERIOR ELEV NOTES

1. STUCCO:
   STUCCO TO BE A ONE COAT STUCCO SYSTEM (OMEGA DIAMOND WALL ESR-1194).

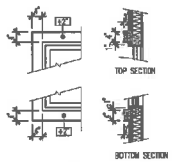
   SUBSTRATE:
   A) FROM TOP OF SLAB TO ROOF PLATE LINE: 1" EXPANDED POLYSTYRENE.
   B) ABOVE TOP PLATE: 1" EXPANDED POLYSTYRENE SHALL BE USED AT ALL CONDITIONED AREAS BELOW AND ABOVE TOP PLATE LINE.
2. WEEP SCREED:
   26 GA CORROSION RESISTANT SHEET METAL STUCCO WEEP SCREED WITH A MINIMUM 3 1/2" VERTICAL FLANGE, INSTALLED MINIMUM 4" ABOVE FINISHED GRADE OR 2" ABOVE PAVED OR HARDSCAPED AREAS. SEE DETAIL 100/AD
3. ROOF SYSTEMS:
   A) CONCRETE TILE ROOF: (PER SECTION R905.3, 2018 IRC)
   INTERLOCKING CONCRETE ROOF TILES (2) PIECE 'S' SHAPE OR (1) PIECE FLAT TILES PER ELEVATION OVER WOOD BATTENS. OVER (1) LAYER OF 40# ROOFING FELT.
   B) METAL ROOF:
   24 GA GALV STEEL STANDING SEAM FACTORY PAINT FINISHED ROOFING SYSTEM.
   C) BUILT UP ROOF:
   SEE SPECIFICATIONS ON SHEET CO.01 CHAPTER 7 ALTERNATE ROOF SYSTEMS.
4. ADHERED MASONRY VENEER: (PER SECTION R703.12, 2018 IRC)
   SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
5. WALL PENETRATIONS:
   WINDOWS: SEE DETAIL 117/AD
   SWING DOORS: SEE DETAILS 103/AD, 125/AD
   SLIDING GLASS DOORS: SEE DETAILS 103/AD, 120/AD, 121/AD
6. POLYURETHANE ARCHITECTURAL PRODUCTS:
   INSTALL ALL POLYURETHANE PRODUCTS PER MANUFACTURER'S INSTRUCTIONS. CAULK AND SEAL ALL EDGES TO ADJACENT MATERIALS AND PAINT FINISH.
7. FINISHED GRADE:
   PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
8. NON VERTICAL STUCCO SURFACES:
   ALL NON-VERTICAL STUCCO SURFACES TO BE SLOPED MIN ¼" PER 12" AND WATER-PROOFED WITH ONE LAYER OF BITHETHANE WATERPROOF MEMBRANE
9. EXTERIOR GYPSUM BOARD COLUMNS:
   PATIO, PORCH, BREEZEWAY COLUMNS TO BE FINISHED WITH ½" SAG-RESISTANT OR ⅝" GYPSUM BOARD UNLESS NOTED OTHERWISE ON PLANS OR ELEVATIONS

## MISC NOTES

1. EXTERIOR LIGHT FIXTURE MOUNTING HEIGHT: ~9" BELOW GARAGE DOOR HEADER TO CENTER LINE OF ELECTRICAL BOX UNO ON PLANS OR ELEVATIONS.
2. ADDRESS SIGN MOUNTING HEIGHT: ~25" BELOW GARAGE DOOR HEADER TO CENTER LINE OF ELECTRICAL BOX UNO ON PLANS OR ELEVATIONS.

## WINDOW POPOUTS

1. THERE SHALL BE SEALANT BETWEEN WINDOW FLANGE & STUCCO.
2. DIMENSION ARE AS SHOWN UNO ON PLAN.
3. REFER TO DETAIL 130/AD FOR RECESSED WINDOW CONDITION.
4. REFER TO DETAIL 117/AD FOR WINDOW FLASHING.
5. TOP/BOTTOM POPOUT ONLY AT WINDOWS WITH DECORATIVE SHUTTERS. NO WRAP SEE ELEVATION FOR LOCATIONS.




## FRONT, SIDES & REAR OF HOUSE:

SCALE: 1/2" = 1'-0"

Pulte Homes of Nevada
Brandon Laughlin
Lic. #0048123

## ELEVATION B

(c) Copyright PulteGroup, Inc. - 2022

PROJECT LOCATION: SW CORNER OF LOSEE RD & E DESERT SPRINGS WAY

NOTE: SCALES NOTED ON DRAWINGS RELATE TO FULL SIZE PLOTS ON 22x34 SHEETS - 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

Las Vegas Division
7255 S. Tenaya Way, Suite 200
Las Vegas, Nevada 89113

Pulte HOMES

Exterior Elevations
Elevation 'B'

| PRODUCTION MANAGER |
|---|
| Arch Services |
| CURRENT RELEASE DATE: -- |

| REV # | DATE / DESCRIPTION |
|---|---|
| 1 | 01/12/2022 PLAN CHECK |
| 2 | -- -- |
| 3 | -- -- |
| 4 | -- -- |
| 5 | -- -- |
| 6 | -- -- |
| 7 | -- -- |
| 8 | -- -- |

PROJECT TYPE: Single Family

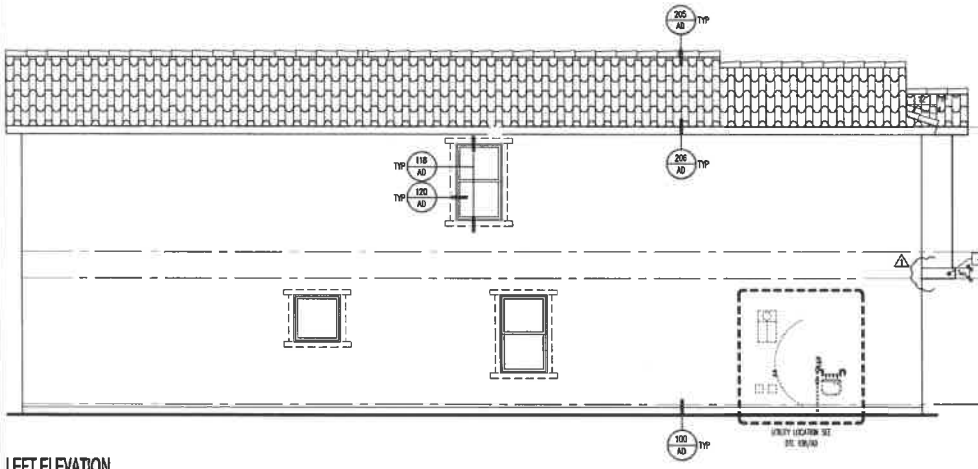
COMMUNITY NAME: Aldervista 2500 Series
LANDSAN COMMUNITY ID: 7465

GARAGE HANDING: Garage Left

SPECIFICATION LEVEL: TCG4

PLAN NAME: Whitney
MPC PLAN NUMBER: 2855.400
LANDSAN PLAN ID: 25231
PLAN NUMBER / NAME: 2523-1

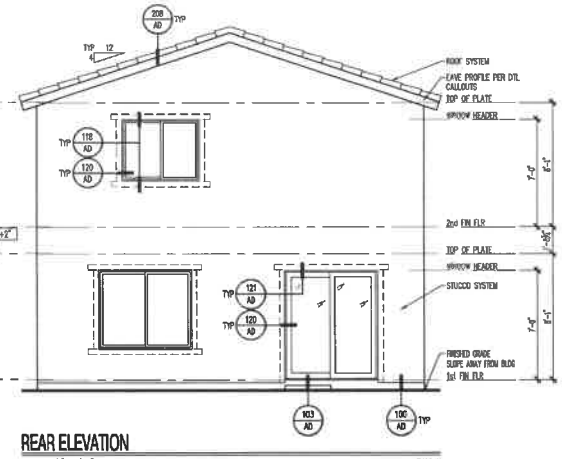
SHEET: A2.20




LEFT ELEVATION

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

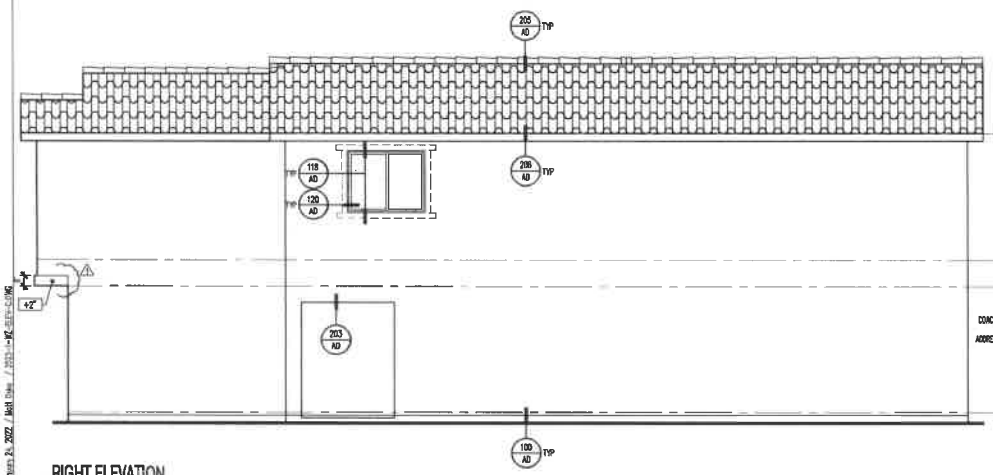
TUSCAN




REAR ELEVATION

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

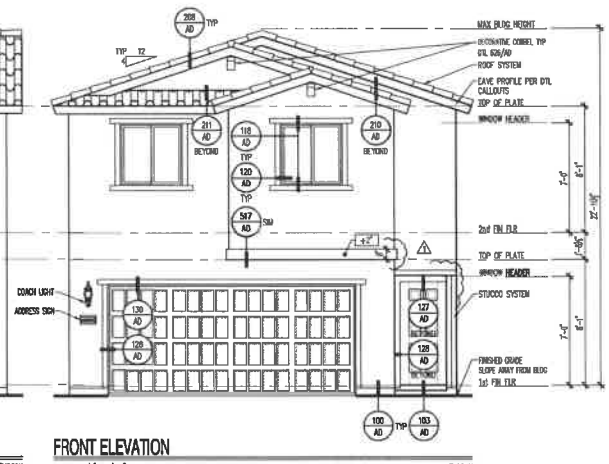
TUSCAN




RIGHT ELEVATION

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

TUSCAN




FRONT ELEVATION

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

TUSCAN

## GENERAL EXTERIOR ELEV NOTES

1. STUCCO:
   △1 STUCCO TO BE A ONE COAT STUCCO SYSTEM (OMEGA DIAMOND WALL ESR-1194).

   SUBSTRATE:
   A) FROM TOP OF SLAB TO ROOF PLATE LINE: 1" EXPANDED POLYSTYRENE
   B) ABOVE TOP PLATE: 1" EXPANDED POLYSTYRENE SHALL BE USED AT ALL CONDITIONED AREAS BELOW AND ABOVE TOP PLATE LINE.
2. WEEP SCREED:
   26 GA CORROSION RESISTANT SHEET METAL STUCCO WEEP SCREED WITH A MINIMUM 3 1/2" VERTICAL FLANGE, INSTALLED MINIMUM 4" ABOVE FINISHED GRADE OR 2" ABOVE PAVED OR HARDSCAPED AREAS. SEE DETAIL 100/AD
3. ROOF SYSTEMS:
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   B) METAL ROOF:
   24 GA GALV STEEL STANDING SEAM FACTORY PAINT FINISHED ROOFING SYSTEM.
   C) BUILT UP ROOF:
   SEE SPECIFICATIONS ON SHEET G0L01 CHAPTER 7 ALTERNATE ROOF SYSTEMS.
4. ADHERED MASONRY VENEER: (PER SECTION 6703.12, 2018 IRC)
   SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
5. WALL PENETRATIONS:
   WINDOWS: SEE DETAIL 117/AD
   SWING DOORS: SEE DETAILS 103/AD, 125/AD
   SLIDING GLASS DOORS: SEE DETAILS 103/AD, 120/AD, 121/AD
6. POLYURETHANE ARCHITECTURAL PRODUCTS:
   INSTALL ALL POLYURETHANE PRODUCTS PER MANUFACTURER'S INSTRUCTIONS. CAULK AND SEAL ALL EDGES TO ADJACENT MATERIALS AND PAINT FINISH.
7. FINISHED GRADE:
   PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING
8. NON VERTICAL STUCCO SURFACES:
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9. EXTERIOR GYPSUM BOARD CEILING:
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## MISC NOTES

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2. ADDRESS SIGN MOUNTING HEIGHT: ~25" BELOW GARAGE DOOR HEADER TO CENTER LINE OF ELECTRICAL BOX UNO ON PLANS OR ELEVATIONS.

## WINDOW POPOUTS

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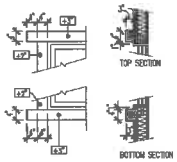
2. DIMENSION ARE AS SHOWN UNO ON PLAN.
3. REFER TO DETAIL 926/AD FOR RECESSED WINDOW CONDITION.
4. REFER TO DETAIL 117/AD FOR WINDOW FLASHING.
5. TOP/BOTTOM POPOUT ONLY AT WINDOWS WITH DECORATIVE SHUTTERS. NO WRAP SEE ELEVATION FOR LOCATIONS.




FRONT, SIDES & REAR OF HOUSE:

SCALE: 1/2" = 1'-0"

Pulte Homes of Nevada
Brandon Laughlin
Lic. #0048129

ELEVATION C

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PROJECT LOCATION: SW CORNER OF LOSEE RD & E USER SPRINGS WAY

NOTE: SCALES NOTED ON DRAWINGS INDICATE TO FULL SIZE PLOTS ON 22x34 SHEETS – 11x17 SHEETS REPRESENT 1/2 SCALE PLOTS

Las Vegas Division
7255 S. Tenaya Way, Suite 200
Las Vegas, Nevada 89113

Pulte HOMES

Exterior Elevations
Elevation C

PRODUCTION MANAGER
Arch Services
SUBMITTED
PLT/ARC DATE:

| REV # | DATE / DESCRIPTION |
|---|---|
| 1 | 01/12/2022 PLAN CHECK |
| 2 | -- |
| 3 | -- |
| 4 | -- |
| 5 | -- |
| 6 | -- |
| 7 | -- |
| 8 | -- |
| 9 | -- |

PROJECT TYPE
Single Family

COMMUNITY NAME
Aldervista 2500 Series
LANDON COMMUNITY ID
7465

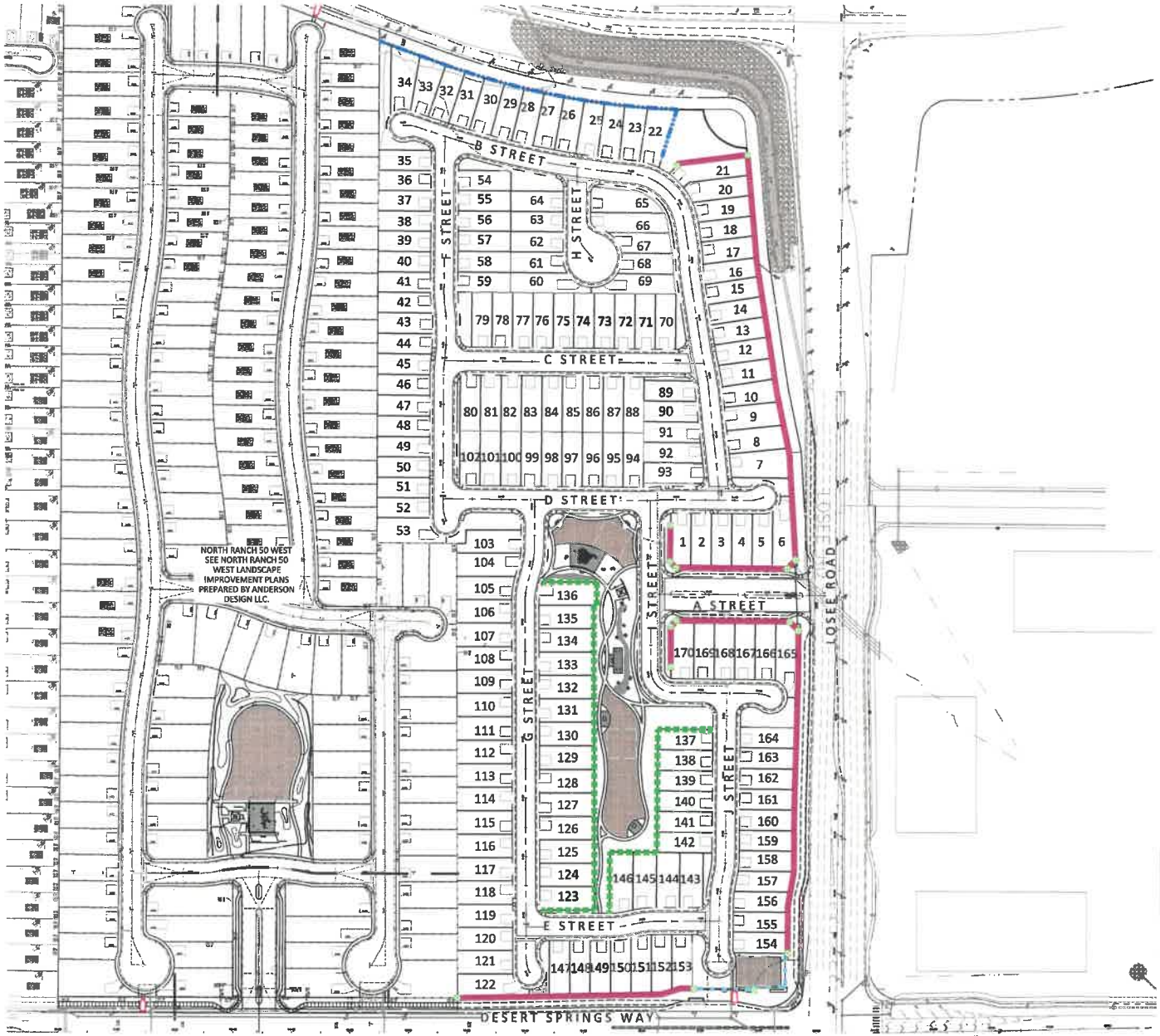
GARAGE HANDING
Garage Left

SPECIFICATION LEVEL
TCG4

PLAN NAME
Whitney
NPC PLAN NUMBER
2855.400
LANDON PLAN ID
25231
PLAN NUMBER / NAME
2523-1

SHEET
A2.30

PLOTTED: January 24, 2022 / Matt Diaz / 2523-1-WZ-ELEV-C.DWG

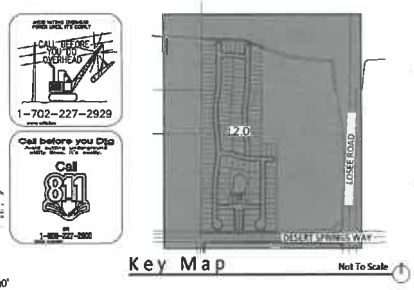



## WALL LEGEND

| SYMBOL | DESCRIPTION | DETAIL | QTY. |
|---|---|---|---|
| | THEME WALL | DETAIL 1, SHEET L6.1 | 866 LF |
| | PARTIAL VIEW FENCE | DETAIL 4, SHEET L6.1 | 769 LF |
| | VIEW FENCE | DETAIL 2, SHEET L6.1 | 194 LF |
| | SECONDARY THEME WALL | DETAIL 6, SHEET L6.1 | 805 LF |
| | THEME COLUMN | DETAIL 1, SHEET L6.1 | 9 |
| | PEDESTRIAN GATE | DETAIL 3, SHEET L6.1 | 4 |

## GENERAL WALL NOTES

1. ALL WALLS TO TERMINATE 20'-0" FROM BACK OF CURB.
2. QUANTITIES SHOWN ARE FOR BIDDING AND PERMITTING PURPOSES ONLY. CONTRACTOR TO VERIFY.
3. CONTRACTOR TO VERIFY SIDEYARD RETURN LOCATIONS WITH HOMEBUILDER PRIOR TO CONSTRUCTION. (SIDEYARD RETURNS BUILT BY HOMEBUILDER)
4. CONTRACTOR TO INSTALL A 6" X 6" CONCRETE HEADER FROM END OF WALL CENTERED ON PROPERTY LINE TO BACK OF CURB OR SIDEWALK.




Key Map Not To Scale

anderson
815 N 1st Ave
Phoenix, AZ 85003
602 602 6070

Client:
Pulte Homes
7255 S. Tenaya Way, Suite 200
Las Vegas, NV 89113
702 485 4622

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North Ranch
50 East
NWC Desert Springs Way and Losee Road
North Las Vegas, Nevada
Wall Plan

EXP. 5-18-22 BRETT H. ANDERSON 540 STATE OF NEVADA

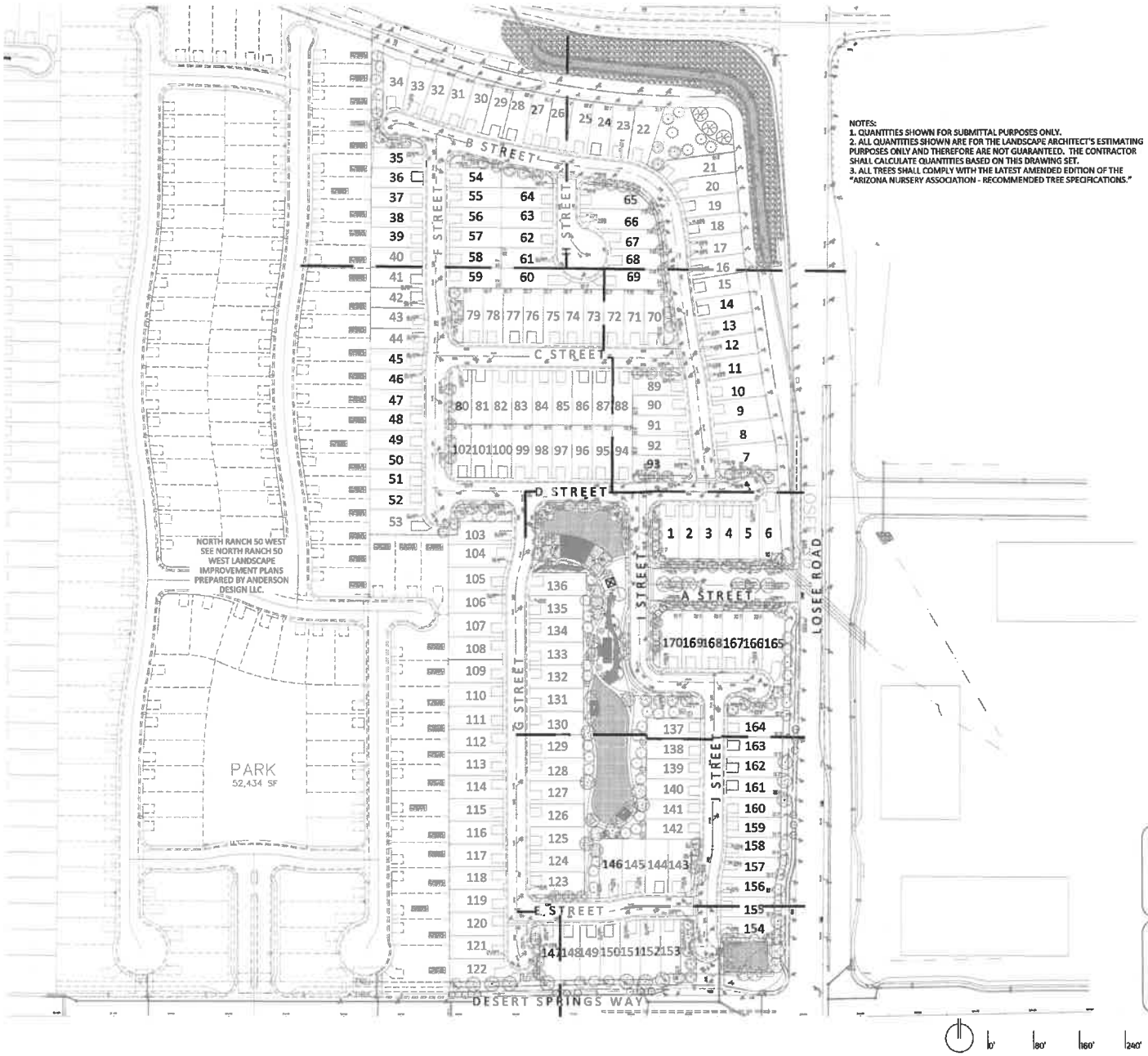
revisions
1
2
3
4

issued for
design dev
city submittal
bid package
construction

date issued 10.01.2021
scale 1:60
drawn by JL, JM
checked by ba
project number 20-175-01
sheet number

L2.0

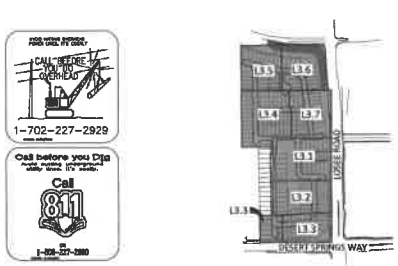
\\FSERVER\Projects\20\Pulte Homes\Brian\Drawings\Construction Documents\North Ranch 50 East\20a-Wall Plan_50OE.dwg




NOTES:
1. QUANTITIES SHOWN FOR SUBMITTAL PURPOSES ONLY.
2. ALL QUANTITIES SHOWN ARE FOR THE LANDSCAPE ARCHITECT'S ESTIMATING PURPOSES ONLY AND THEREFORE ARE NOT GUARANTEED. THE CONTRACTOR SHALL CALCULATE QUANTITIES BASED ON THIS DRAWING SET.
3. ALL TREES SHALL COMPLY WITH THE LATEST AMENDED EDITION OF THE "ARIZONA NURSERY ASSOCIATION - RECOMMENDED TREE SPECIFICATIONS."

## PLANT MATERIALS LEGEND

| Trees | Size | Quantity |
|---|---|---|
| Chilopsis linearis | 15 gal. | 4 |
| Desert Willow | | |
| Olea europea 'Wilsonii' Olive | 48" box | 19 |
| Pinus eldarica Mondel Pine | 24" box | 56 |
| Pistacia x 'Red Push' Red Push Pistache | 24" box | 17 |
| Pistacia lentiscus Mastic Tree | 15 gal. | 23 |
| Prunus carolliana Carolina Laurel cherry | 24" box | 19 |
| Quercus virginiana 'Cathedral' Oak | 24" box | 113 |
| Ulmus parvifolia 'Allee' Elm | 24" box | 18 |
| **Large Shrubs** | **Size** | **Quantity** |
| Caesalpinia gilliesii Yellow Bird of Paradise | 5 gal. | 41 |
| Tecoma stans 'Orange Jubilee' Orange Jubilee | 5 gal. | 28 |
| Tecoma x 'Bells of Fire' Bells of Fire | 5 gal. | 14 |
| **Large Shrubs** | **Size** | **Quantity** |
| Cassia artemisioides 'Silver' Silver Cassia | 5 gal. | 323 |
| Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage | 5 gal. | 96 |
| Ligustrum japonicum Japanese Privet | 5 gal. | 271 |
| **Medium Shrubs** | **Size** | **Quantity** |
| Eremophila glabra spp. carnosa Winter Blaze | 5 gal. | 154 |
| Eremophila hygrophana Blue Bells Blue Bells | 5 gal. | 693 |
| Nerium oleander 'Little Red' Oleander 'Little Red' | 5 gal. | 98 |
| Rhaphiolepis indica 'Pink Lady' Indian Hawthorn | 5 gal. | 237 |
| **Small Shrubs** | **Size** | **Quantity** |
| Callistemon viminalis 'Little John' Little John Bottle Brush | 5 gal. | 148 |
| **Groundcovers** | **Size** | **Quantity** |
| Juniperus sabina 'Buffalo' Buffalo Juniper | 1 gal. | 297 |
| Lantana sp. 'New Gold' Lantana | 1 gal. | 75 |
| Pyracantha koidzumii 'Red El' Dwarf Pyracantha | 5 gal. | 103 |
| Rosmarinus officinalis 'Prostratus' Trailing Rosemary | 1 gal. | 1,044 |
| Setcreasea pallida Purple Heart | 1 gal. | 71 |
| **Cactus Accents** | **Size** | **Quantity** |
| Agave americana Century Plant | 24" box | 55 |
| Agave americana Century Plant | 36" box | 2 |
| Agave 'Blue Flame' Blue Flame Agave | 15 gal. | 6 |
| Agave 'Blue Glow' Blue Glow Agave | 5 gal. | 92 |
| Bouteloua gracilis Blond Ambition | 1 gal | 328 |
| Echinocereus grusonii Golden Barrel | 5 gal. | 32 |
| Hesperaloe parviflora 'Yucca Rigida' Red Yucca | 3 gal. | 279 |
| Hesperaloe sp. Pink Parade Pink Parade Hesperaloe | 3 gal. | 50 |
| Muhlenbergia capillaris 'Regal Mist' | 5 gal. | 106 |
| Nolina microcarpa Beargrass | 5 gal. | 70 |
| Portulacaria afra minima Dwarf Elephant Food | 5 gal. | 15 |
| Yucca pallida Pale Leaf Yucca | 5 gal | 58 |
| **Inerts** | **Size** | **Quantity** |
| Decomposed Granite - Mojave Gold 140,310 s.f. 3" Screened, See Detail 5, Sheet L7.1 | | |
| Turf - 'Tascam' See Detail 2, Sheet L7.2 | | 23,456 s.f. |
| E.P.D.M. Play Surfacing See Details 5&6, Sheet L6.3 | | 2,105 s.f. |
| Concrete Turndown See Detail 6, Sheet L6.3 | | 44 l.f. |
| Concrete Turndown See Detail 5, Sheet L6.3 | | 143 l.f. |




Key Map — Not To Scale


anderson
815 N 1st Ave
Phoenix, AZ 85003
602 682 6070


Client:
Pulte Homes
7255 S. Tenaya Way, Suite 200
Las Vegas, NV 89113
702 485 4022

North Ranch
50 East
NWC Desert Springs Way and Losee Road
North Las Vegas, Nevada
Overall Planting Plan

revisions
issued for
design dev.
city submittal
bid package
construction
date issued
scale
drawn by
checked by
project number
sheet number
L3.0

W:\SERVER\Projects\Pulte Homes\Sisters\Drawings\Construction Documents\North Ranch 50 East\03-Planting_50E.dwg

NOTES

This map is for assessment use only and does NOT represent a survey.

No liability is assumed for the accuracy of the data deliniated herein. Information on roads and other non-assessed parcels may be obtained from the Road Document Listing in the Assessor's Office.

This map is compiled from official records, including surveys and deeds, but only contains the information required for assessment. See the recorded documents for more detailed legal information.

USE THIS SCALE (FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800

# ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
- HISTORIC PM/LD BOUNDARY
- SECTION LINE
- CONDOMINIUM UNIT
- AIR SPACE PCL
- RIGHT OF WAY PCL
- SUB-SURFACE PCL
- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL5 GOV. LOT NUMBER

BOOK T19S R61E

| | | |
|---|---|---|
| 100 | 101 | 10210 |
| 125 | 124 | 12312 |
| 138 | 139 | 14014 |

Scale: 1" = 200'

SEC. 23

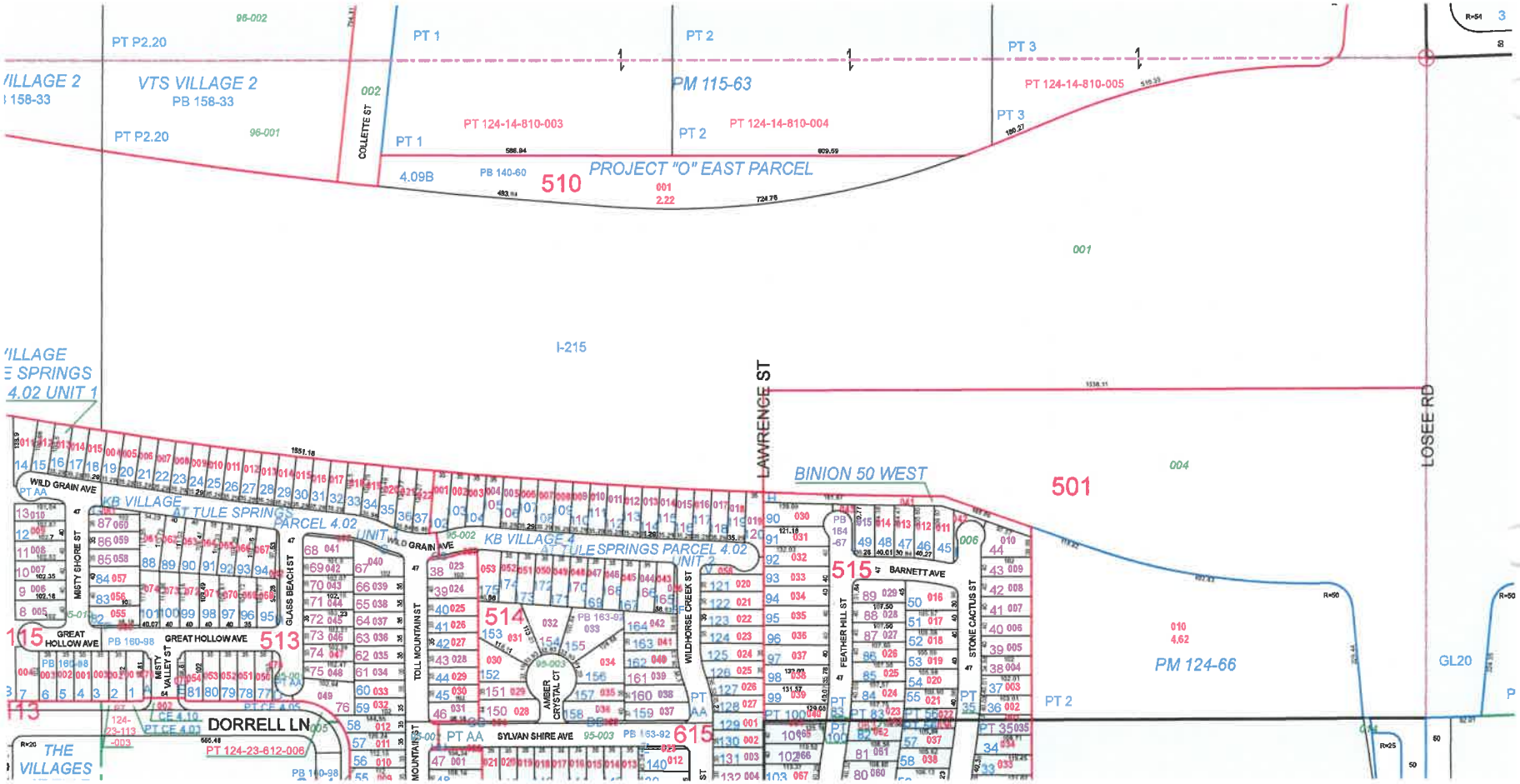
| | | | | | |
|---|---|---|---|---|---|
| 6 | 5 | 4 | 3 | 2 | 1 |
| 7 | 8 | 9 | 10 | 11 | 12 |
| 18 | 17 | 16 | 15 | 14 | 13 |
| 19 | 20 | 21 | 22 | 23 | 24 |
| 30 | 29 | 28 | 27 | 26 | 25 |
| 31 | 32 | 33 | 34 | 35 | 36 |

Rev: 6/22/2021

MAP N 2 NE 4

| | | | |
|---|---|---|---|
| 8 | 4 | 8 | 4 |
| 5 | 1 | 5 | 1 |
| 6 | 2 | 6 | 2 |
| 7 | 3 | 7 | 3 |
| 8 | 4 | 8 | 4 |
| 5 | 1 | 5 | 1 |

124-23-5




TAX DIST 250

NOTES

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USE THIS SCALE(FEET) WHEN MAP REDUCED FROM 11X17 ORIGINAL

0 100 200 400 600 800

# ASSESSOR'S PARCELS - CLARK COUNTY, NV.

Briana Johnson - Assessor

MAP LEGEND

- PARCEL BOUNDARY
- SUB BOUNDARY
- PM/LD BOUNDARY
- ROAD EASEMENT
- MATCH / LEADER LINE
- HISTORIC LOT LINE
- HISTORIC SUB BOUNDARY
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- AIR SPACE PCL
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- 001 ROAD PARCEL NUMBER
- 001 PARCEL NUMER
- 1.00 ACREAGE
- 202 PARCEL SUB/SEQ NUMBER
- PB 24-45 PLAT RECORDING NUMBER
- 5 BLOCK NUMBER
- 5 LOT NUMBER
- GL5 GOV. LOT NUMBER

BOOK T19S R61E

| | | |
|---|---|---|
| 100 | 101 | 10210 |
| 125 | 124 | 12312 |
| 138 | 139 | 14014 |

Scale: 1" = 200'

SEC. 23

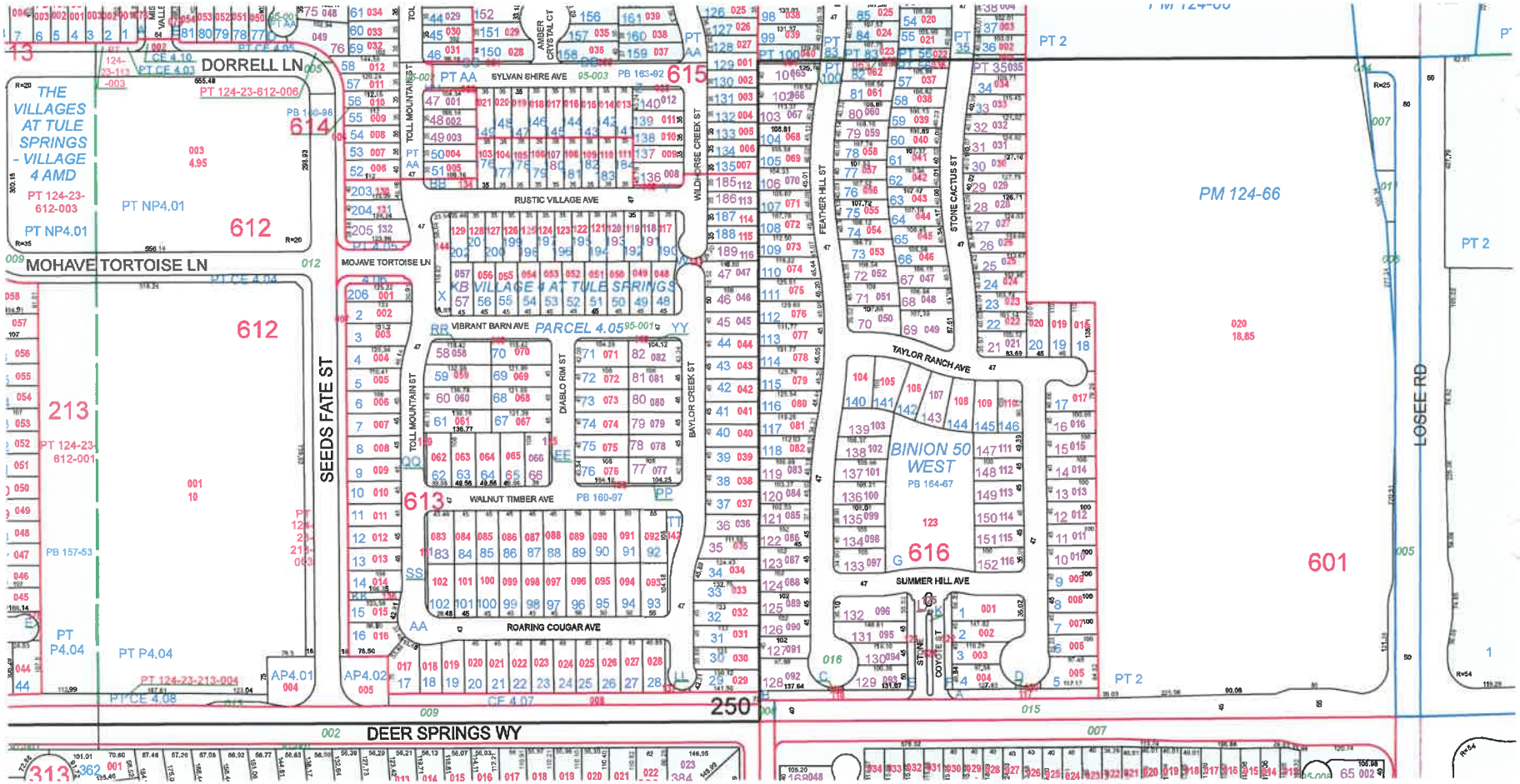
| | | | | | |
|---|---|---|---|---|---|
| 4 | 5 | 4 | 3 | 2 | 1 |
| 7 | 8 | 9 | 10 | 11 | 12 |
| 18 | 17 | 16 | 15 | 14 | 13 |
| 19 | 20 | 21 | 22 | 23 | 24 |
| 30 | 29 | 28 | 27 | 26 | 25 |
| 31 | 32 | 33 | 34 | 35 | 36 |

Rev: 6/22/2021

MAP S 2 NE 4

| | | | |
|---|---|---|---|
| 8 | 4 | 8 | 4 |
| 5 | 1 | 5 | 1 |
| 6 | 2 | 6 | 2 |
| 7 | 3 | 7 | 3 |
| 8 | 4 | 8 | 4 |
| 5 | 1 | 5 | 1 |

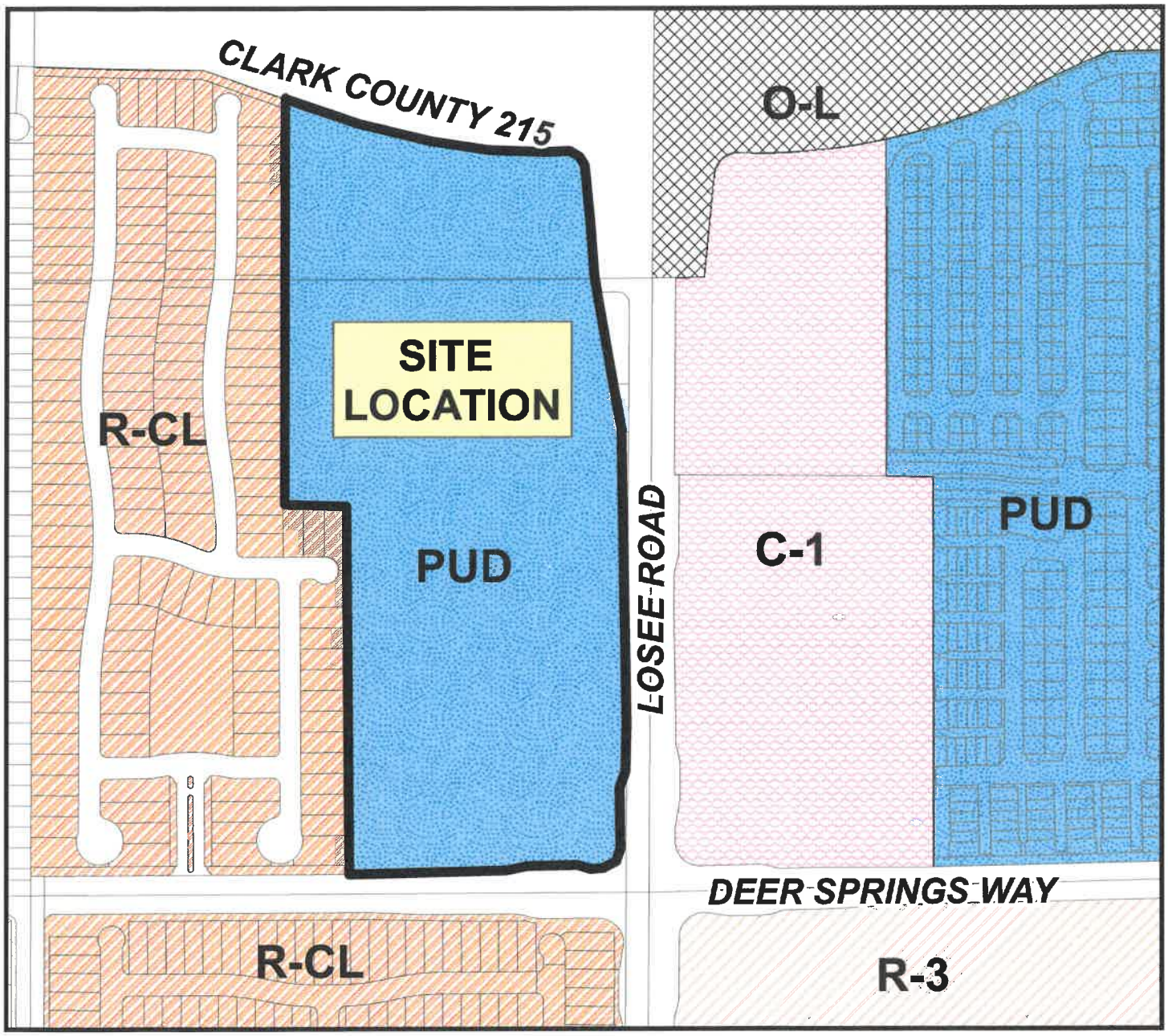
124-23-6




TAX DIST 254,250

# THE CITY OF NORTH LAS VEGAS

## Location & Zoning Map




0 150 300 600 900 1,200 1,500 1,800 Feet

Applicant: PN II, Inc.
Application: Final Development Plan
Request: To Develop 170 Single-Family Homes
Project Info: Northwest corner of Losee Road and Deer Springs Way
Case Number: FDP-04-2022

3/10/2022

N W E S