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CITY OF HENDERSON  
COMMUNITY DEVELOPMENT



4 - PLEX



5 - PLEX

**SFA REAR LOAD  
FRONT ELEVATION 'D' - DOWNTOWN URBAN**

SCALE: 3/16"=1'-0"  
0 5 10'

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VIEW FROM OCEAN AVE. AND WATER ST.

SCALE: 3/16"=1'-0"  
0 5 10'

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VIEW FROM NEBRASKA AVE.

SCALE: 3/16"=1'-0"  
0 5 10'

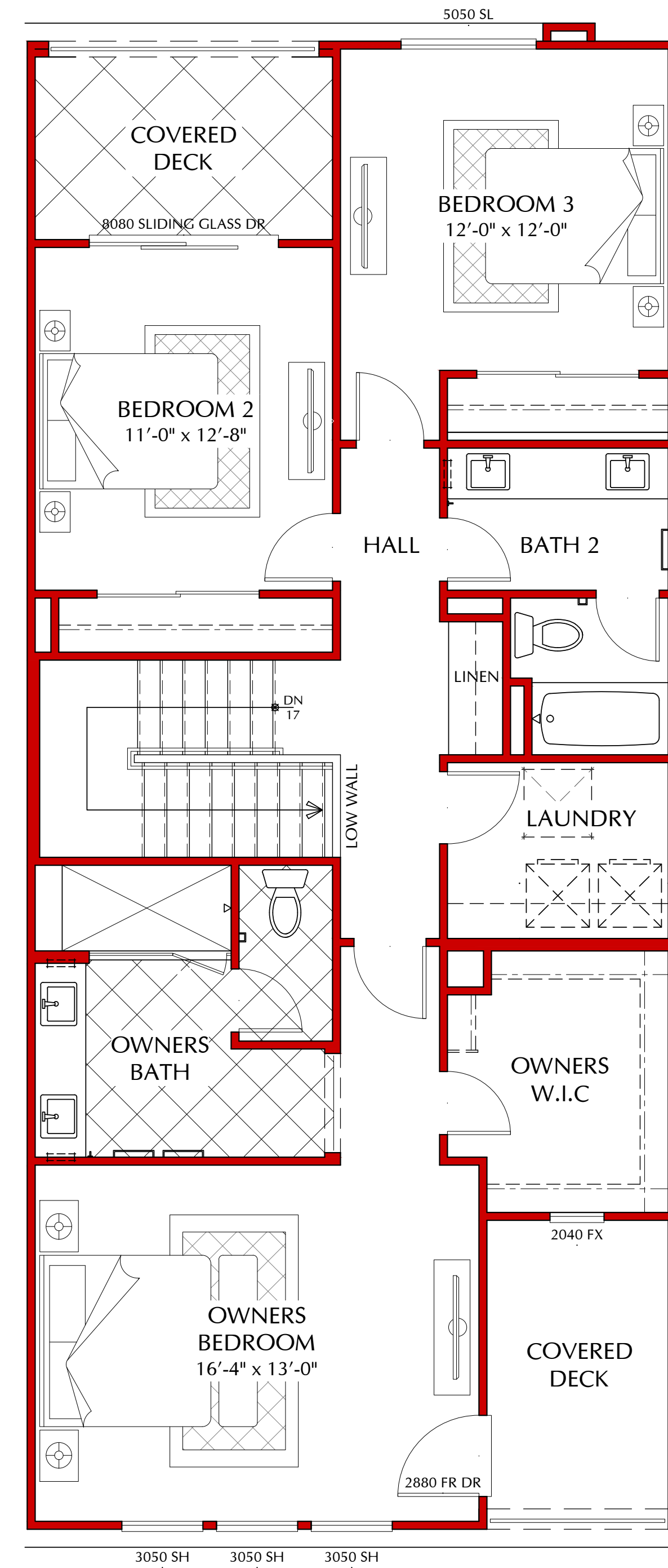
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VIEW TO NEBRASKA AVE.

SCALE: 3/16"=1'-0"  
0 5 10'

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**SECOND FLOOR**



**FIRST FLOOR**

**PLAN I**

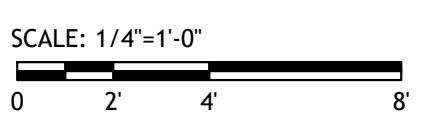
3 BEDROOM / 2.5 BATH  
2 CAR GARAGE

**AREA TABULATION**

FIRST FLOOR	743 S.F.
SECOND FLOOR	1,078 S.F.
<b>TOTAL</b>	<b>1,821 S.F.</b>

PORCH	33 S.F.
DECK	162 S.F.
GARAGE (2 CAR)	524 S.F.

**SFA FRONT LOAD  
FLOOR PLANS**  
(PLAN REFLECTS 'A' ELEVATION)



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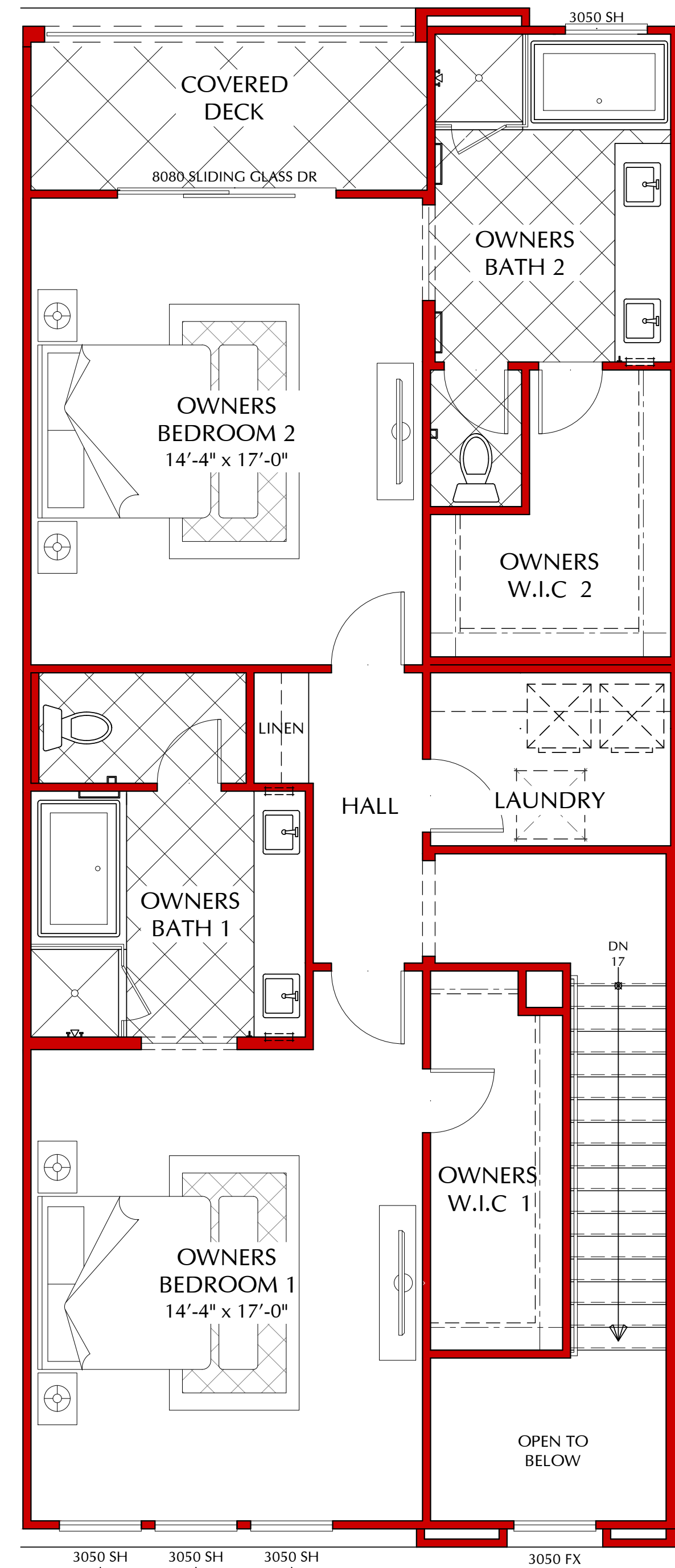
**OCEAN AND WATER  
HENDERSON, NEVADA**

JOB # : 115-21136  
DATE: NOVEMBER 22<sup>ND</sup> 2021

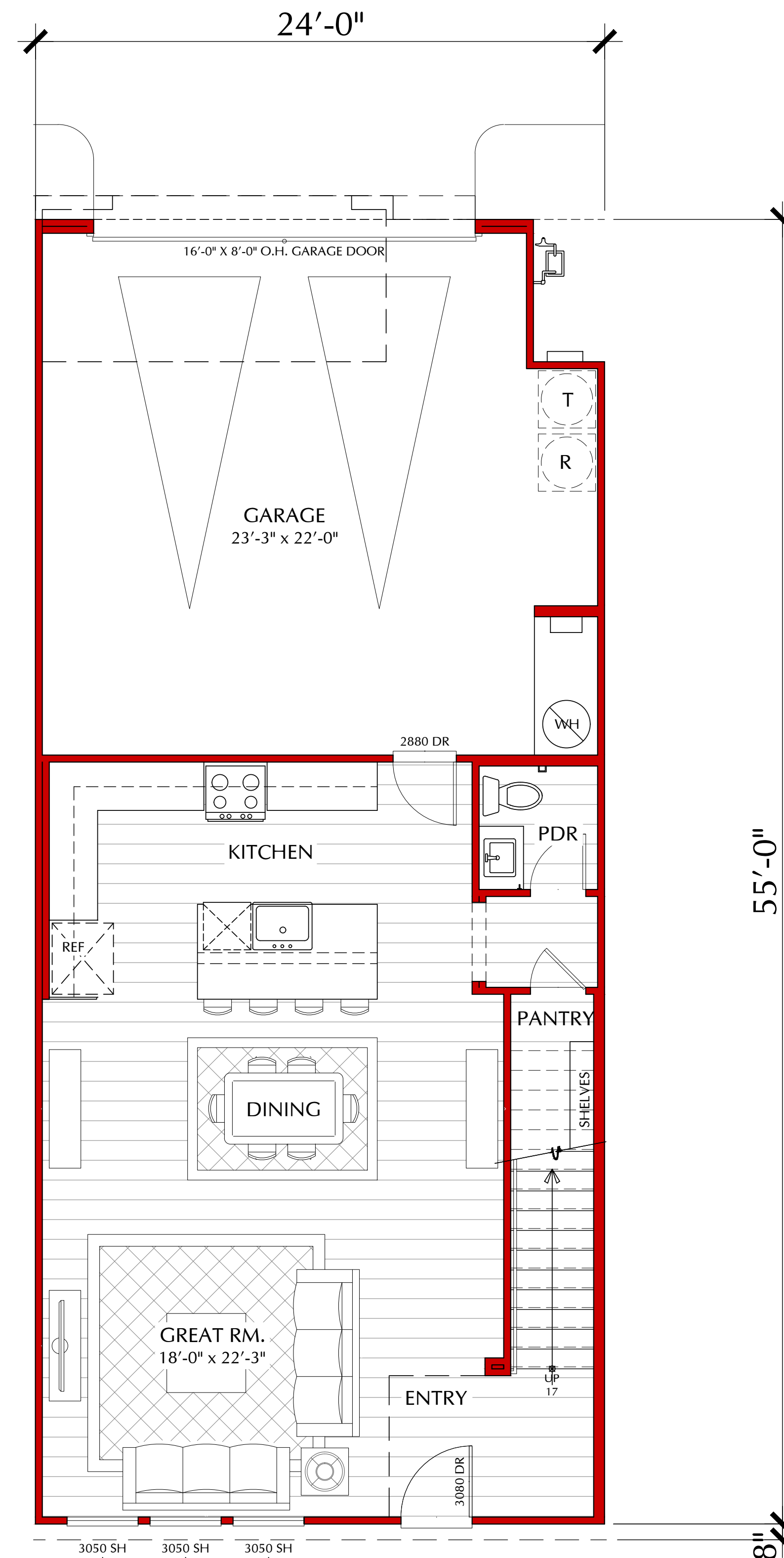


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**SECOND FLOOR**



**FIRST FLOOR**

**PLAN 2**

2 OWNERS SUITES / 2.5 BATHS /  
2 CAR GARAGE

**AREA TABULATION**

FIRST FLOOR	774 S.F.
SECOND FLOOR	1,123 S.F.
<b>TOTAL</b>	<b>1,897 S.F.</b>

PORCH	5 S.F.
DECK	81 S.F.
GARAGE (2 CAR)	524 S.F.

**SFA FRONT LOAD  
FLOOR PLANS**  
(PLAN REFLECTS 'A' ELEVATION)

SCALE: 1/4"=1'-0"  
0 2 4 8



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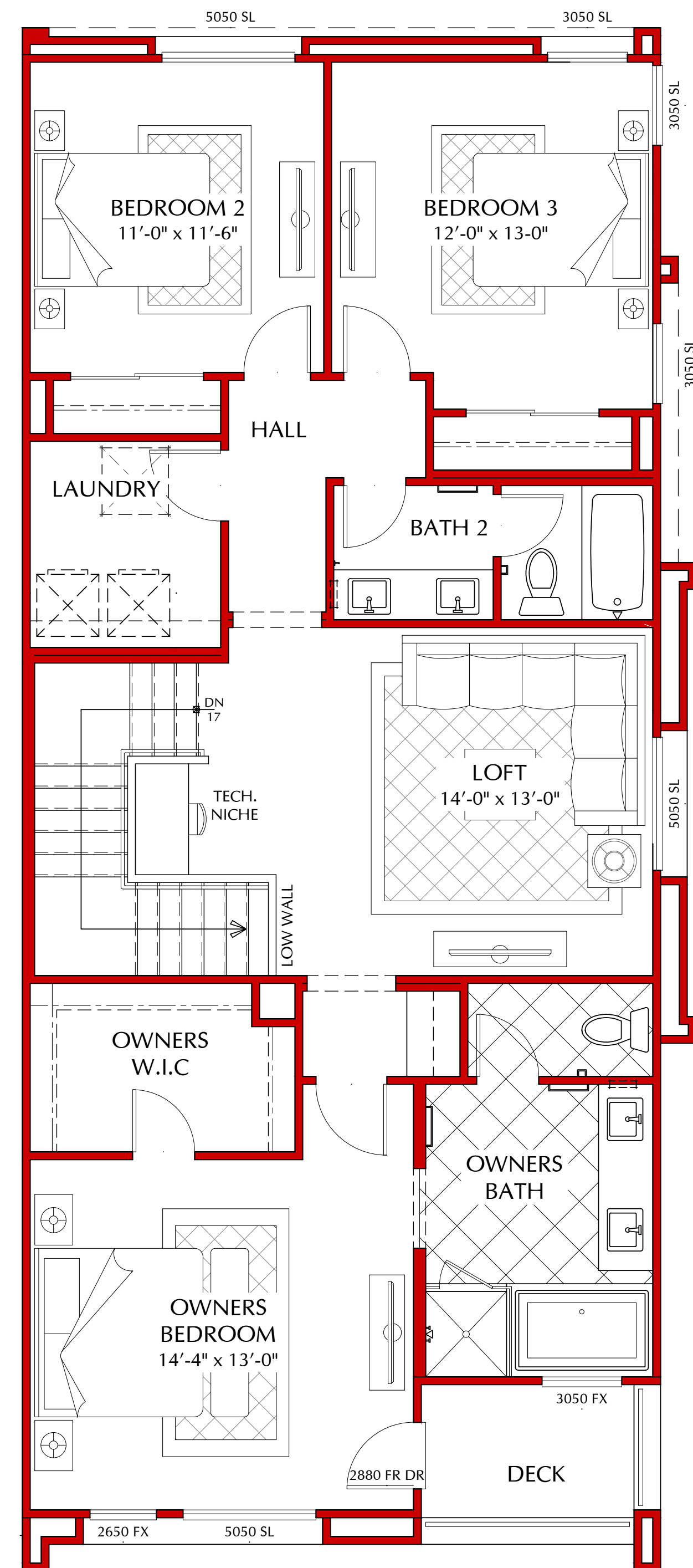
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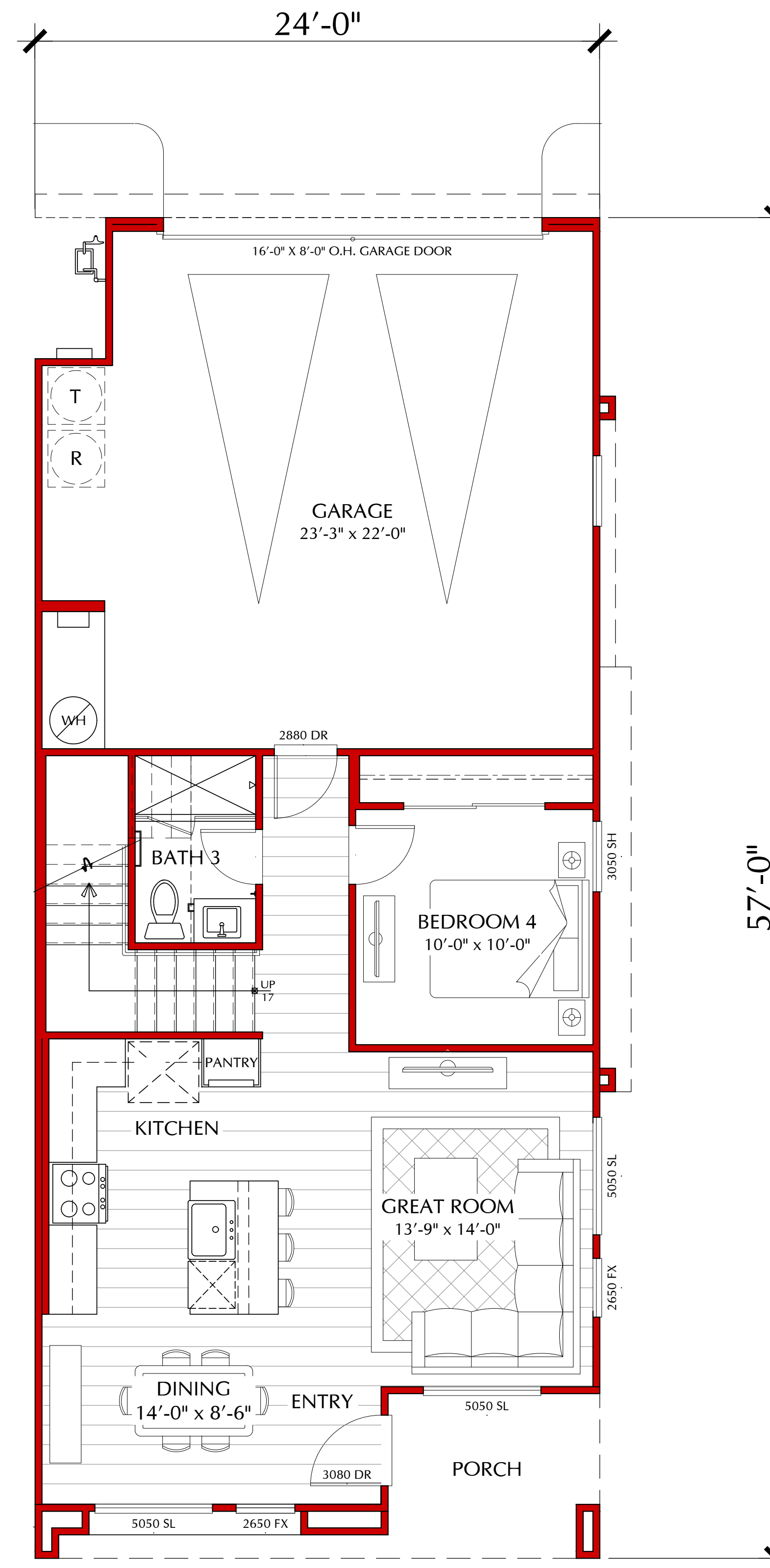


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**SECOND FLOOR**



**FIRST FLOOR**

**PLAN 3**

4 BEDROOMS / 3 BATHS / LOFT  
 2 CAR GARAGE

**AREA TABULATION**

FIRST FLOOR	732 S.F.
SECOND FLOOR	1,193 S.F.
<b>TOTAL</b>	<b>1,925 S.F.</b>

PORCH	46 S.F.
DECK	46 S.F.
GARAGE (2 CAR)	524 S.F.

**SFA FRONT LOAD  
 FLOOR PLANS**  
 (PLAN REFLECTS 'A' ELEVATION)

SCALE: 1/4"=1'-0"  
 0 2 4 8



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 HENDERSON, NEVADA**

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**PLAN 1**

3 BEDROOM / 2.5 BATH  
2 CAR GARAGE

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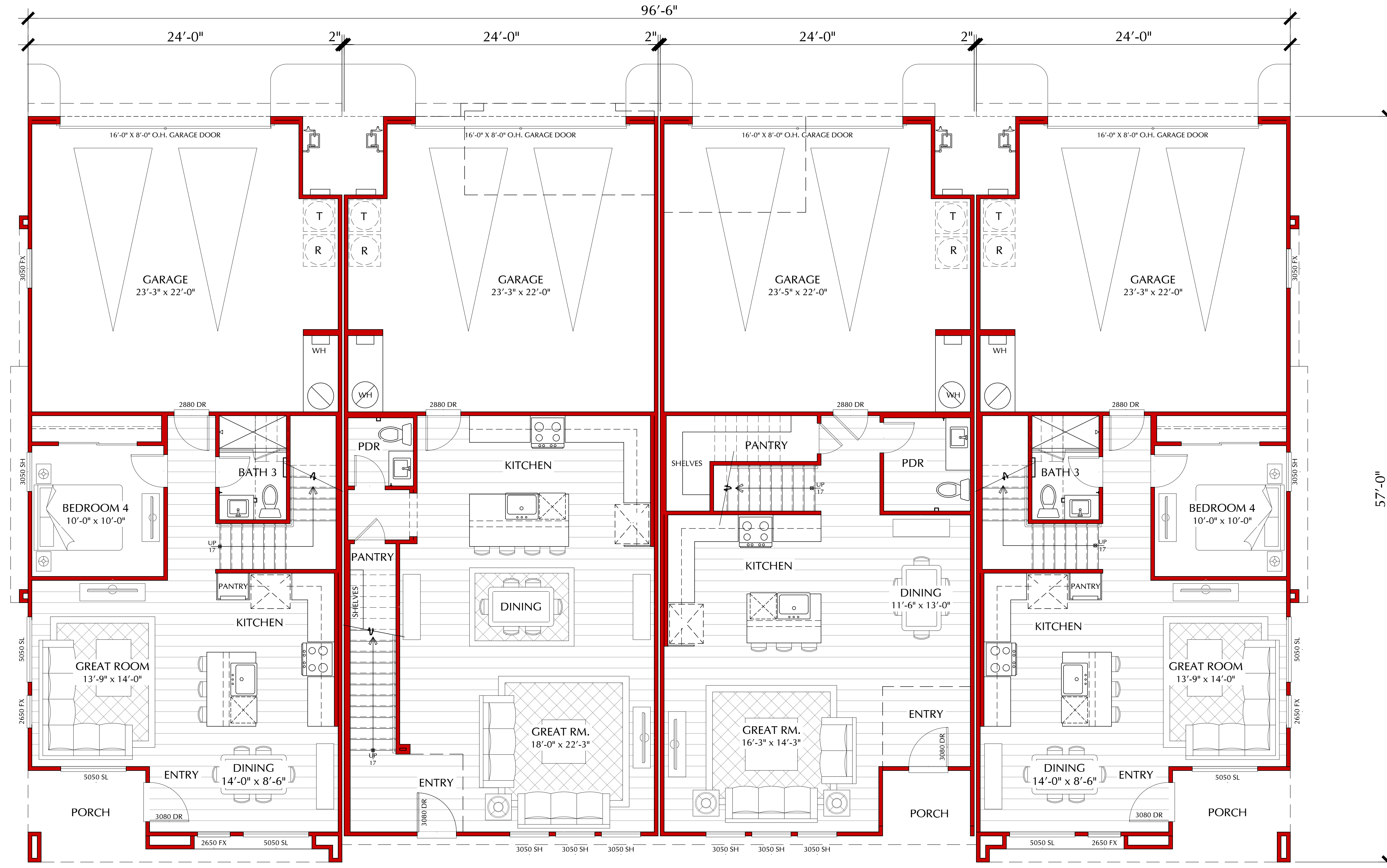
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4 BEDROOMS / 3 BATHS / LOFT  
2 CAR GARAGE

AREA TABULATION

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GARAGE (2 CAR)	524 S.F.



PLAN 2

PLAN 3

PLAN 1

PLAN 2

FIRST FLOOR

SFA REAR LOAD - 4 PLEX  
BUILDING COMPOSITE

SCALE: 1/4"=1'-0"  
0 2 4 8



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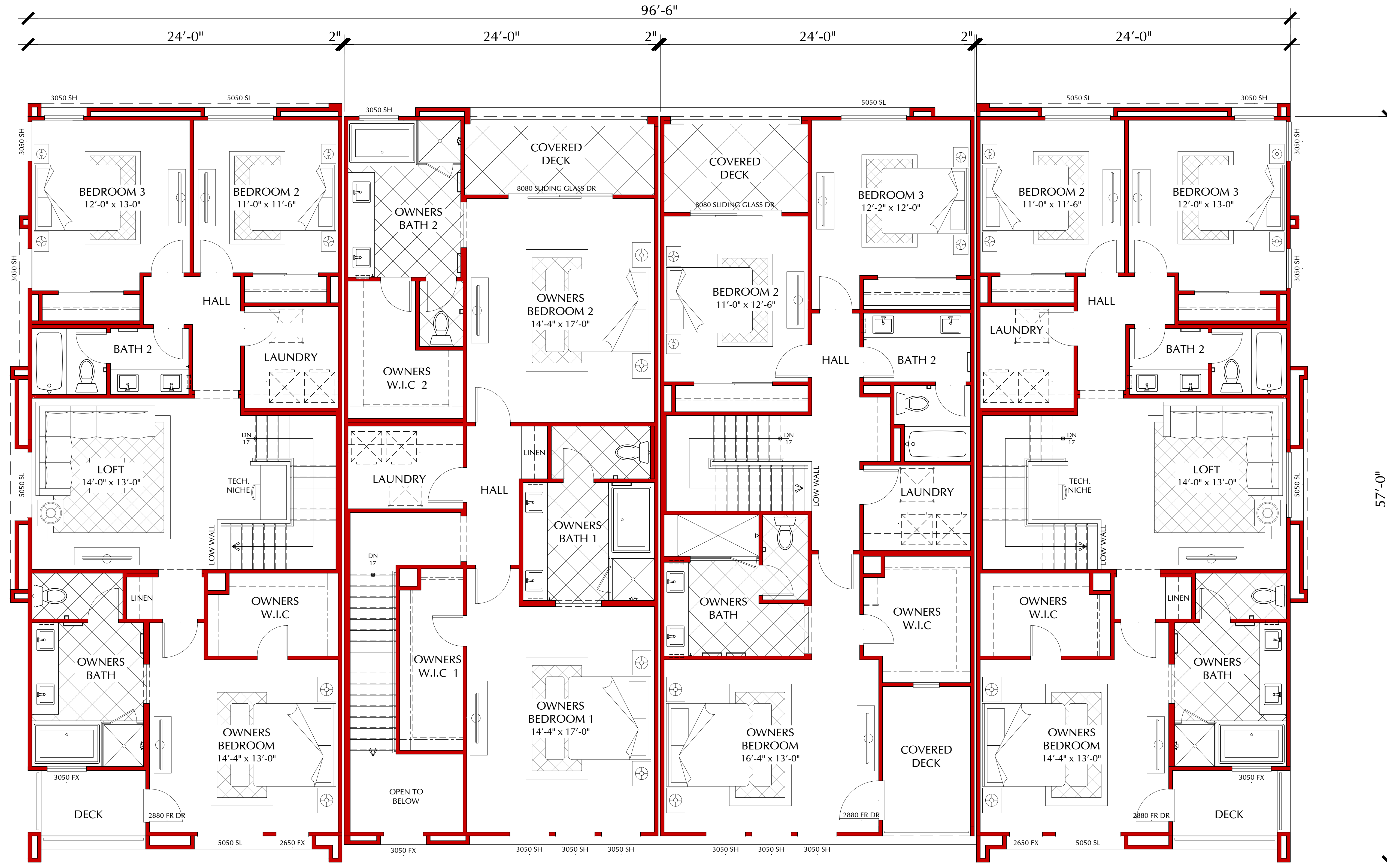
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PLAN 2

PLAN 3

PLAN 1

PLAN 2

SECOND FLOOR

SFA REAR LOAD - 4 PLEX  
BUILDING COMPOSITE

SCALE: 1/4"=1'-0"  
0 2 4 8



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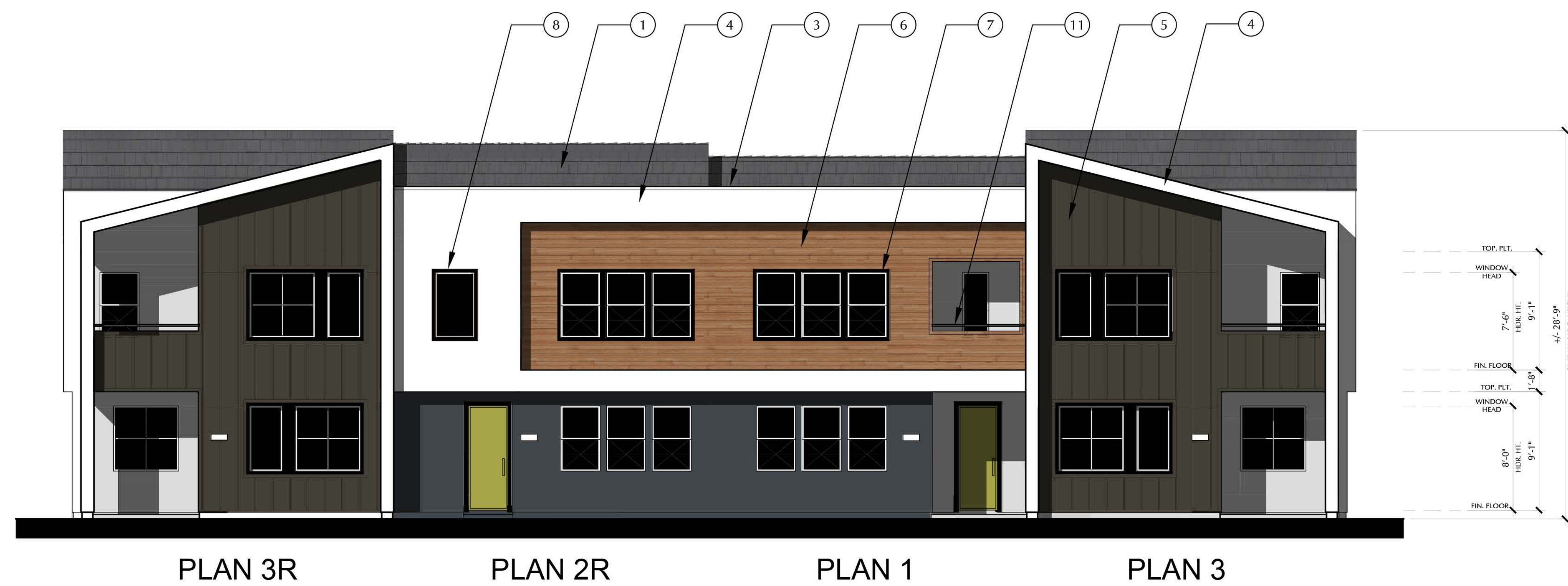


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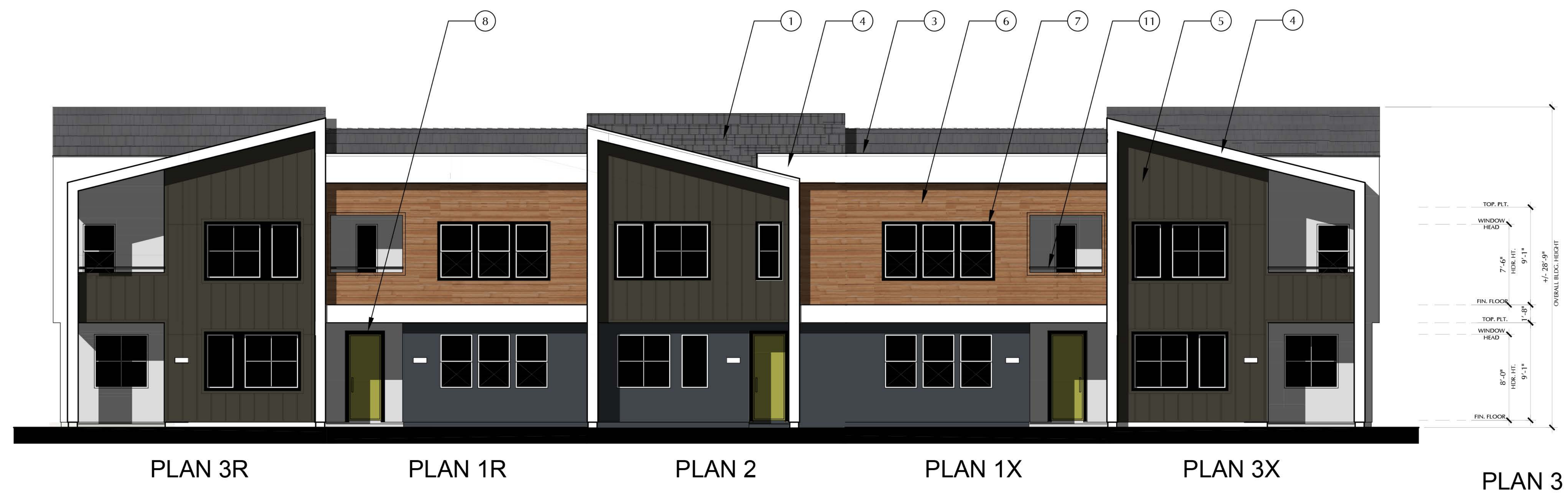
MATERIAL CALLOUTS

- 1 - CONCRETE FLAT ROOF TILE
- 2 - 2X FASCIA/BARGE
- 3 - PARAPET WALL
- 4 - STUCCO
- 5 - BOARD AND BATTEN
- 6 - CEMENTITIOUS SIDING
- 7 - CEMENTITIOUS TRIM
- 8 - FOAM TRIM
- 9 - EXTERIOR LIGHT
- 10 - ROLL UP GARAGE DOOR
- 11 - METAL RAIL
- 12 - METAL AWNING

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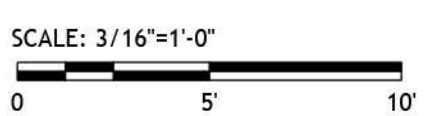


4 - PLEX

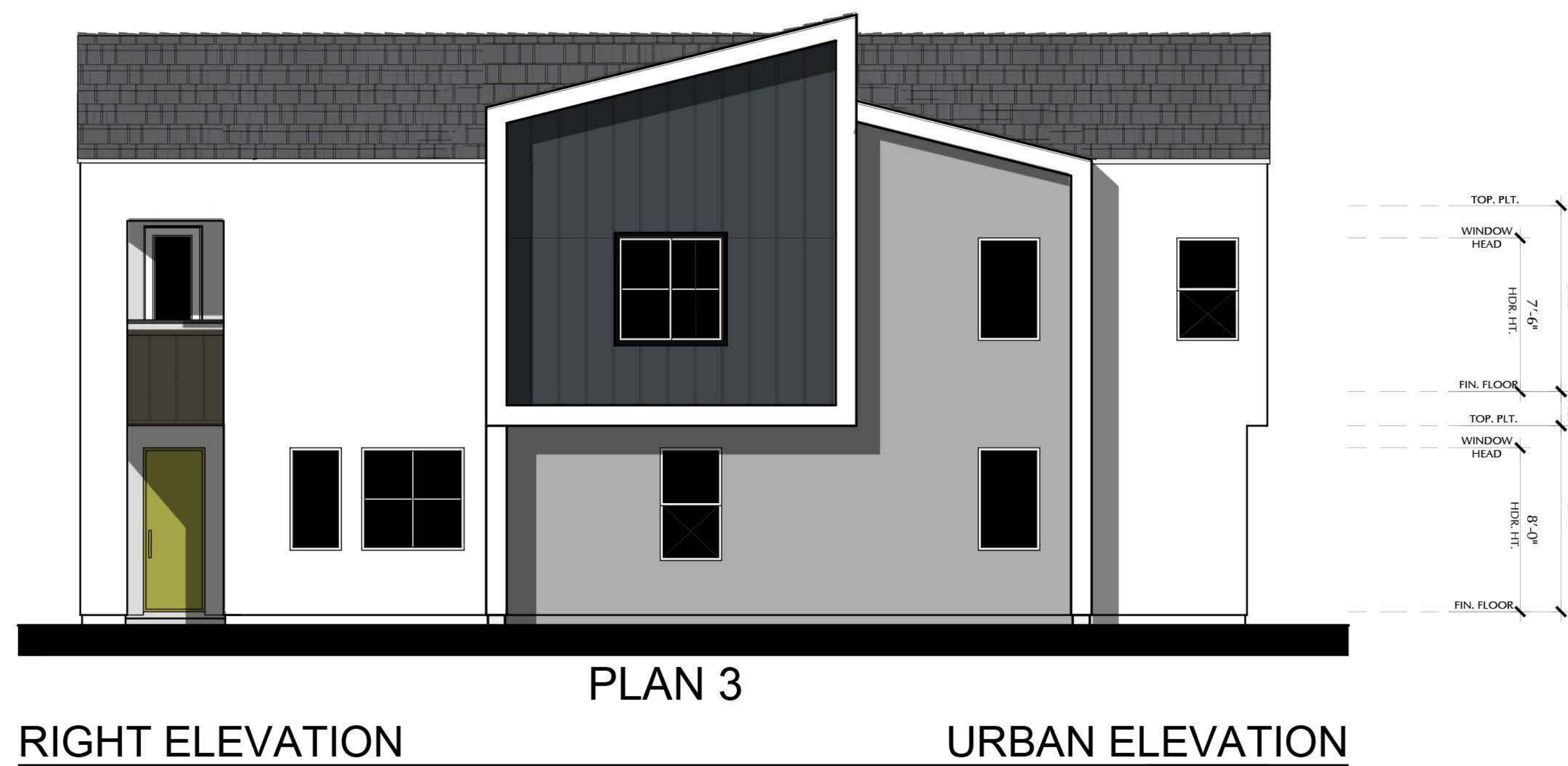
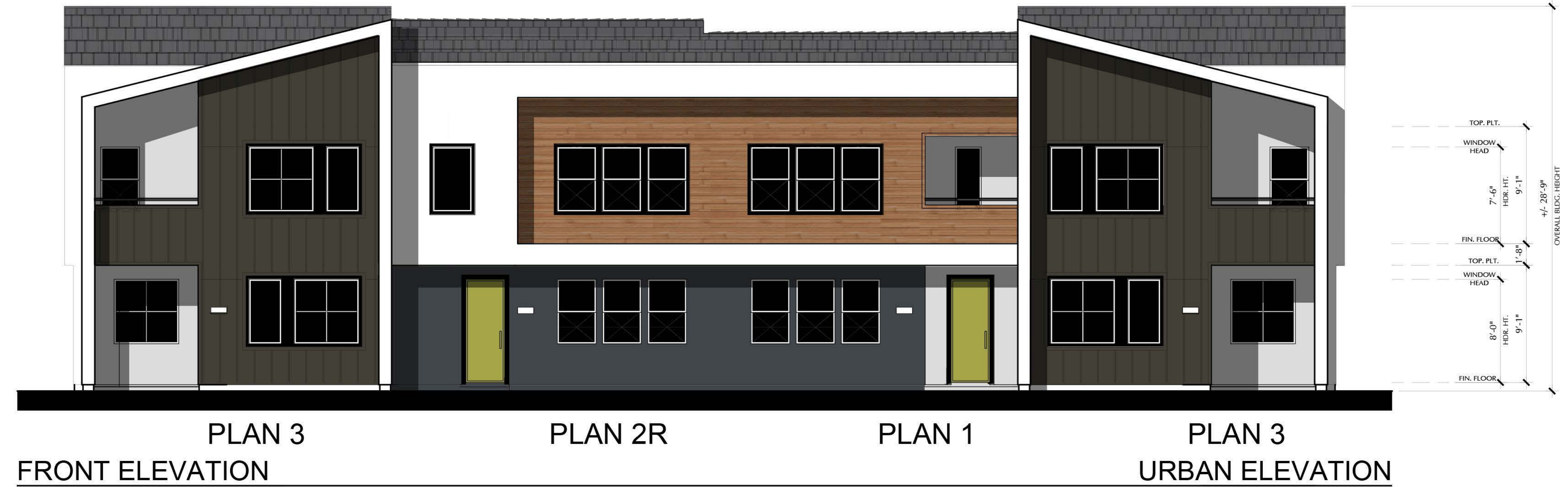
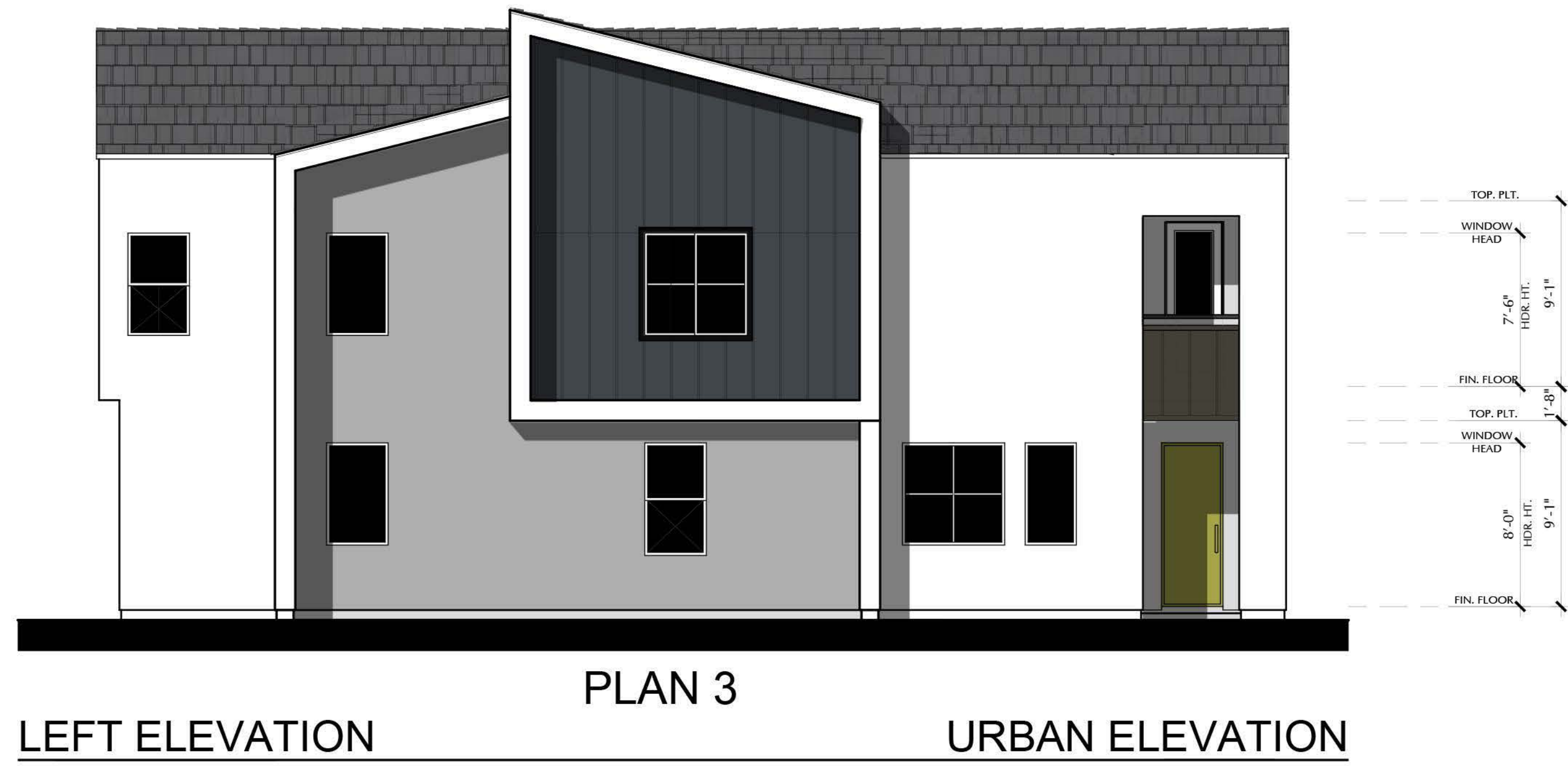


5 - PLEX

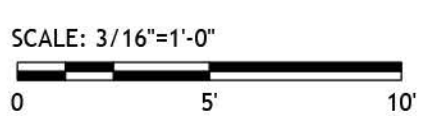
SFA REAR LOAD  
 FRONT ELEVATION 'D' - URBAN



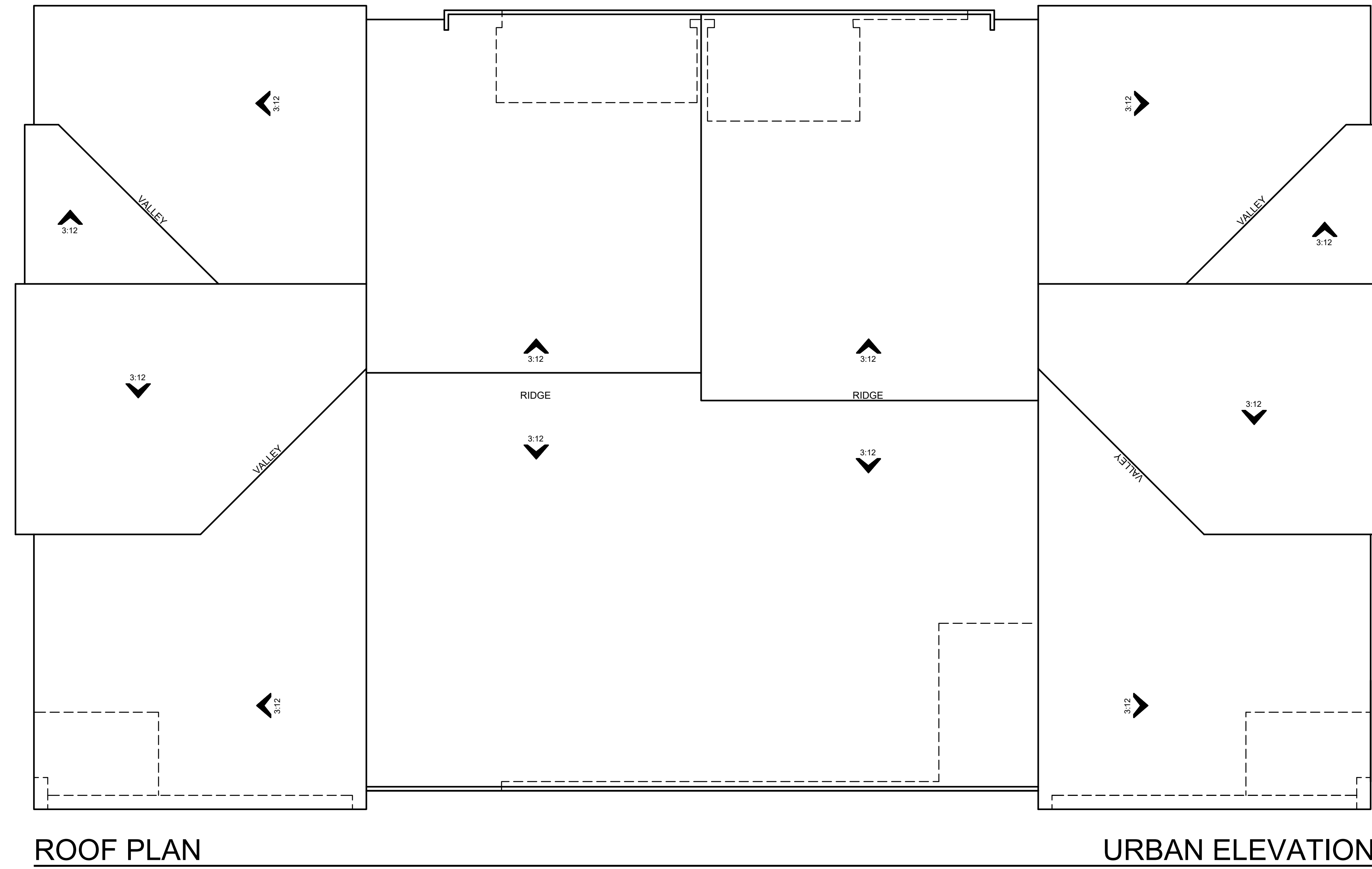
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SFA REAR LOAD - 4 PLEX  
ELEVATIONS 'D' - URBAN



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4 PLEX

SFA REAR LOAD  
ROOF PLANS 'D'

SCALE: 1/4"=1'-0"  
0 2 4 8

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**PLAN 1**

3 BEDROOM / 2.5 BATH  
2 CAR GARAGE

AREA TABULATION

FIRST FLOOR	743 S.F.
SECOND FLOOR	1,078 S.F.
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**PLAN 2**

2 OWNERS SUITES / 2.5 BATHS /  
2 CAR GARAGE

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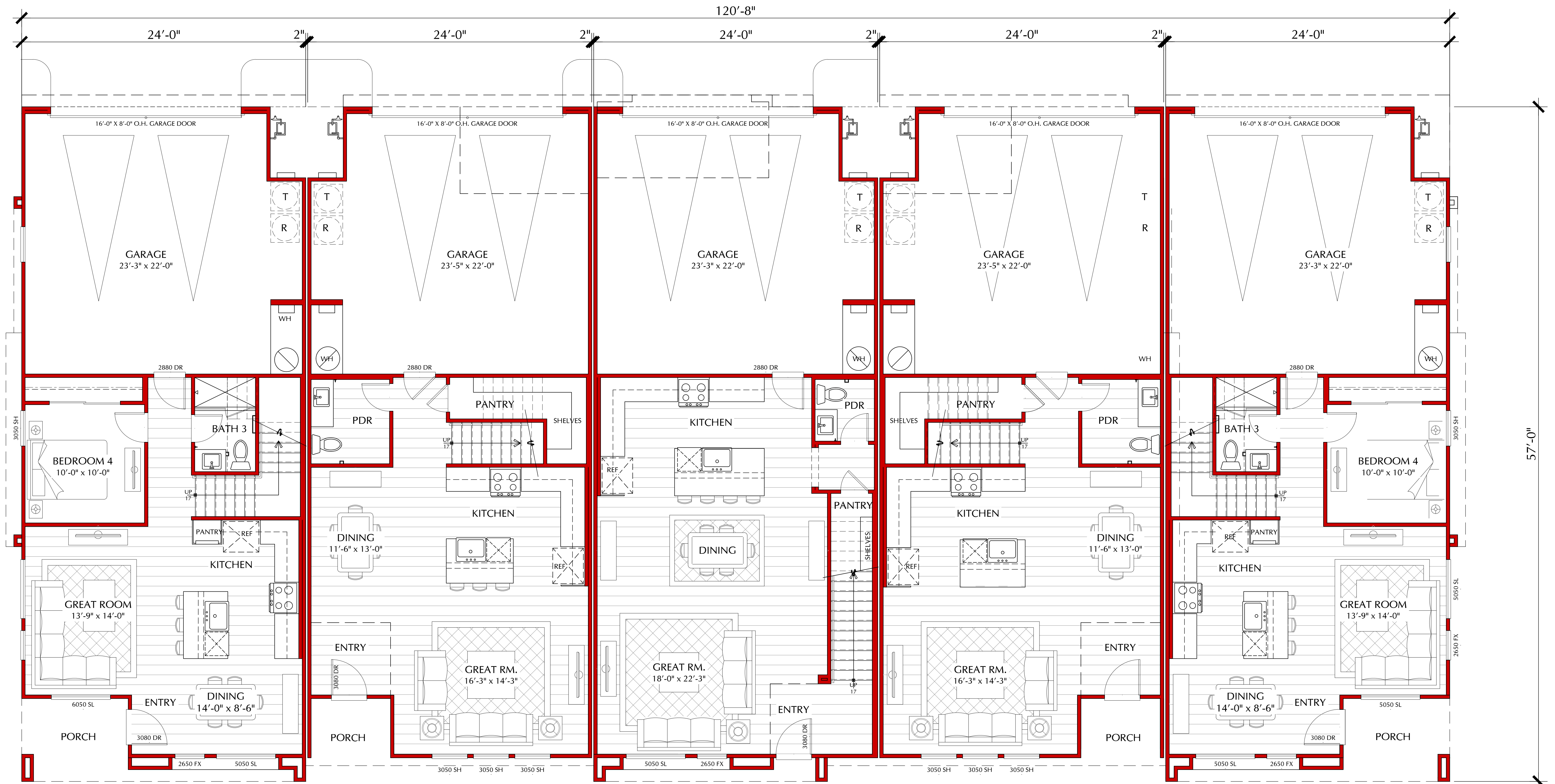
**PLAN 3**

4 BEDROOMS / 3 BATHS / LOFT  
2 CAR GARAGE

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PORCH	46 S.F.
DECK	46 S.F.
GARAGE (2 CAR)	524 S.F.



PLAN 3

PLAN 1

PLAN 2

PLAN 2

PLAN 3

FIRST FLOOR

SFA REAR LOAD - 5 PLEX  
BUILDING COMPOSITE

SCALE: 1/4"=1'-0"  
0 2 4 8



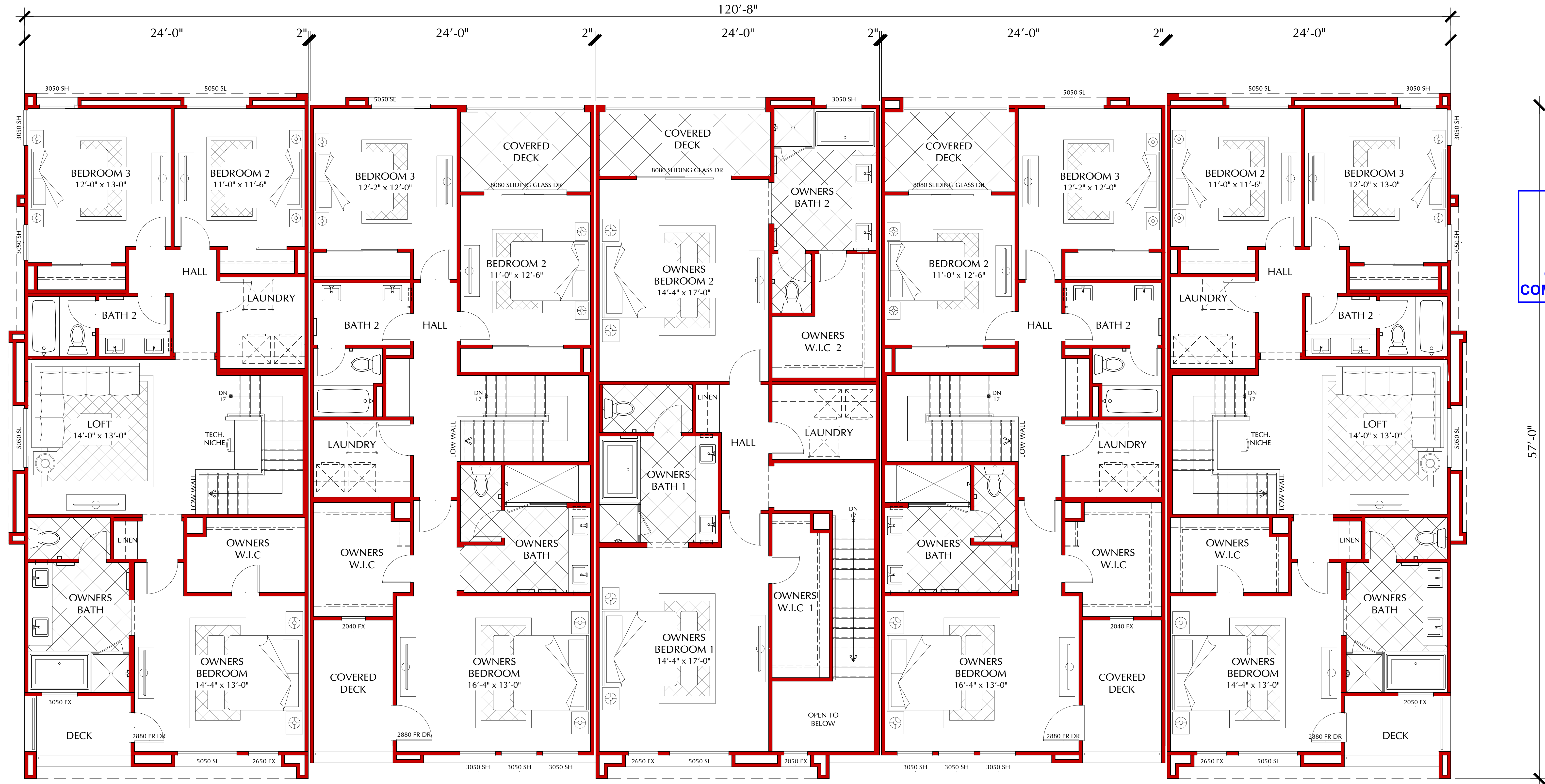
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PLAN 3

PLAN 1

PLAN 2

PLAN 2

PLAN 3

SECOND FLOOR

SFA REAR LOAD - 5 PLEX  
BUILDING COMPOSITE

SCALE: 1/4"=1'-0"  
 0 2 4 8



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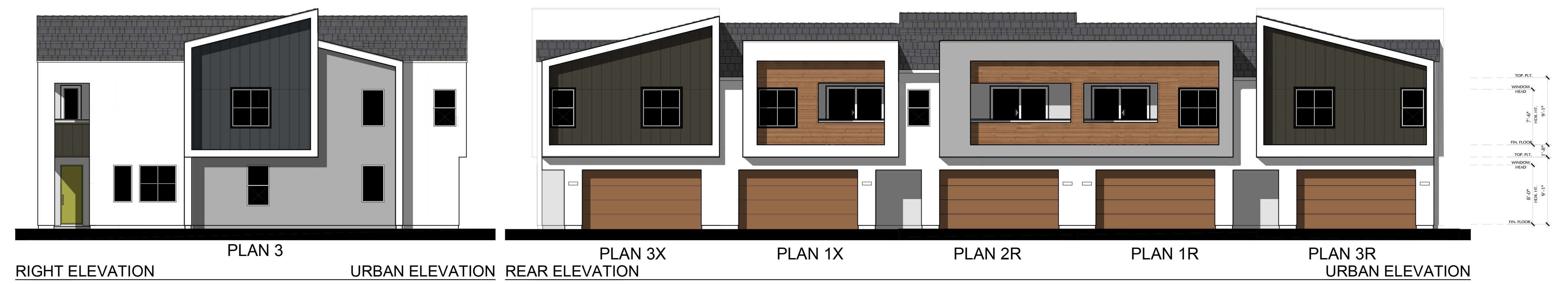
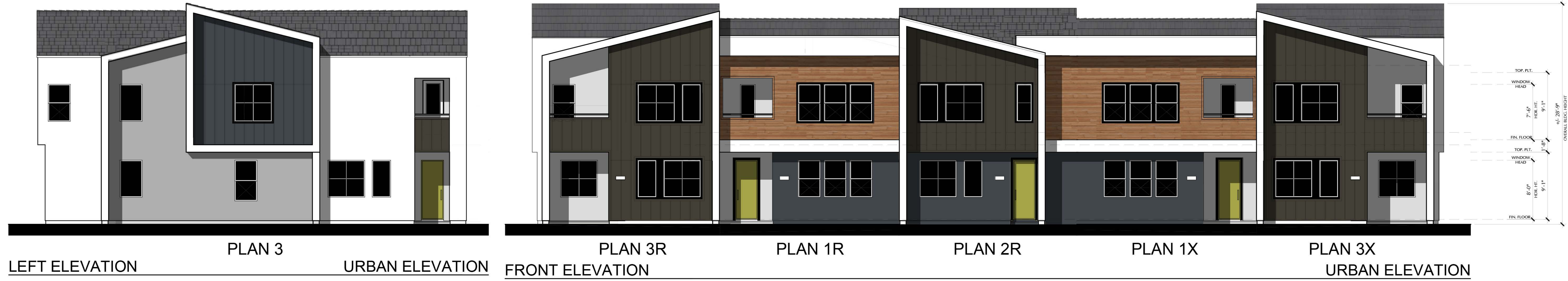
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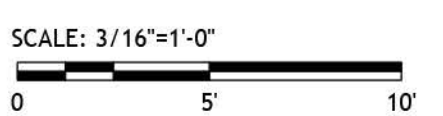


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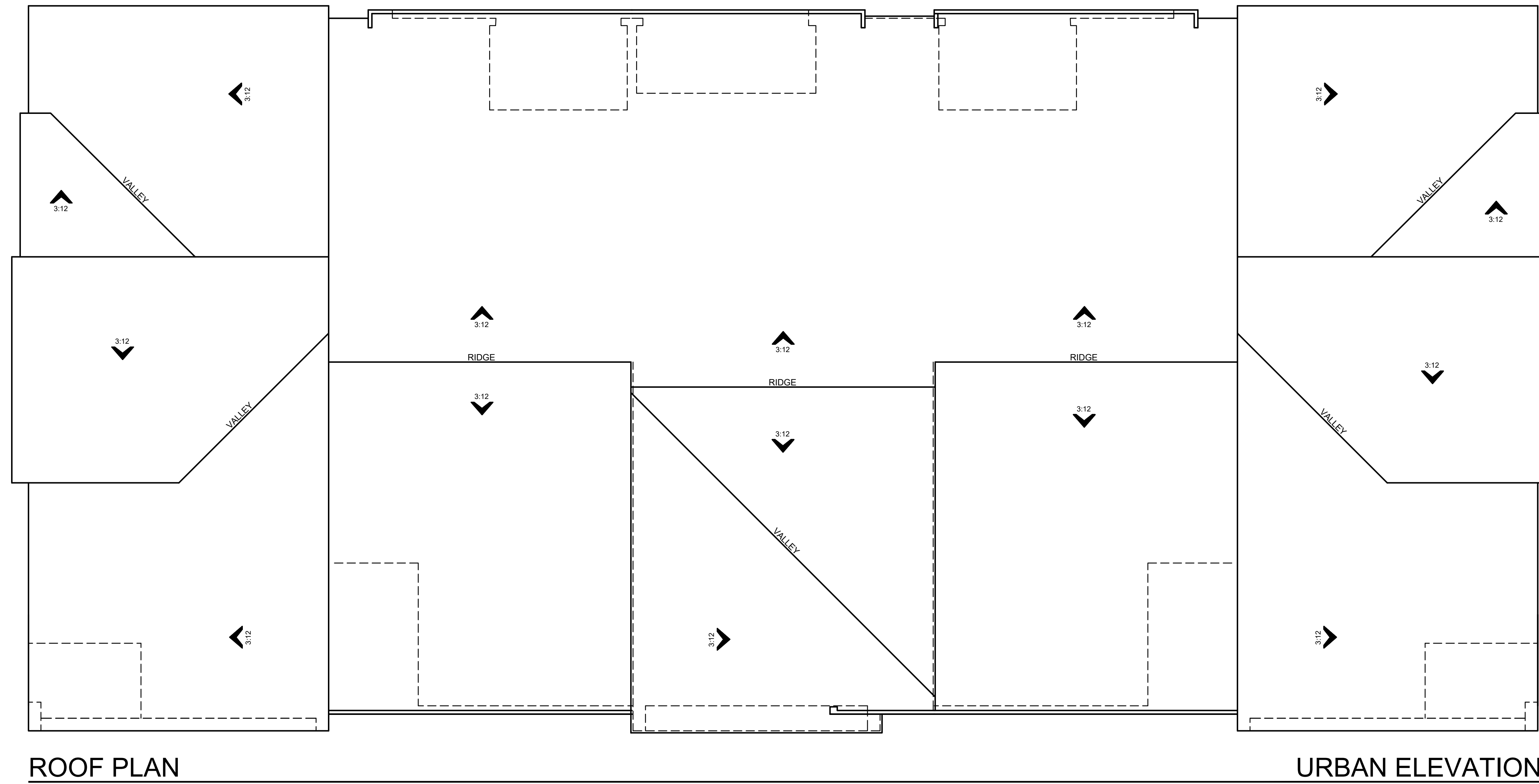
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SFA REAR LOAD - 5 PLEX  
ELEVATIONS 'D' - URBAN



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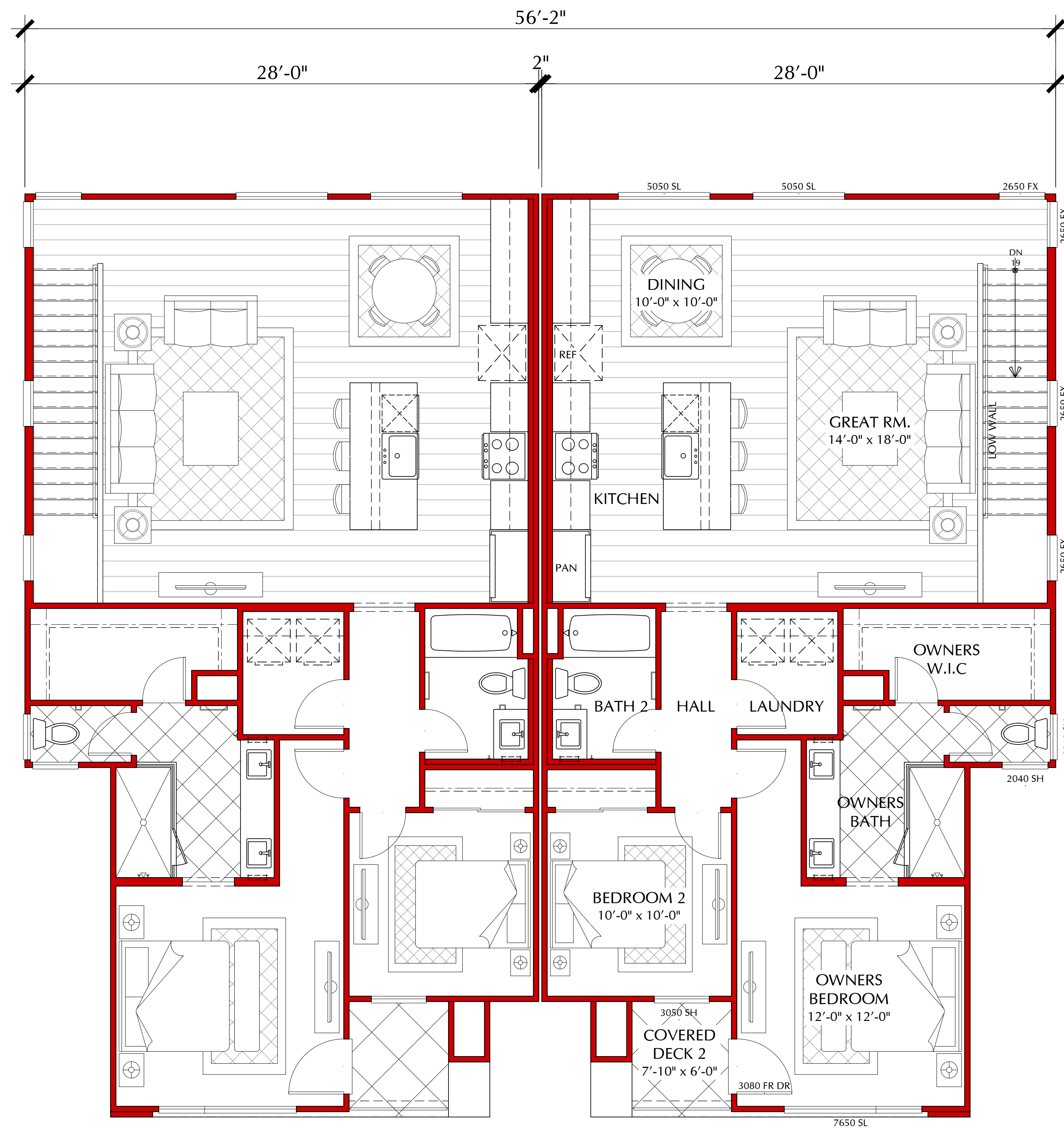
5 PLEX

SFA REAR LOAD  
ROOF PLANS 'D'

SCALE: 1/4"=1'-0"  
0 2 4 8



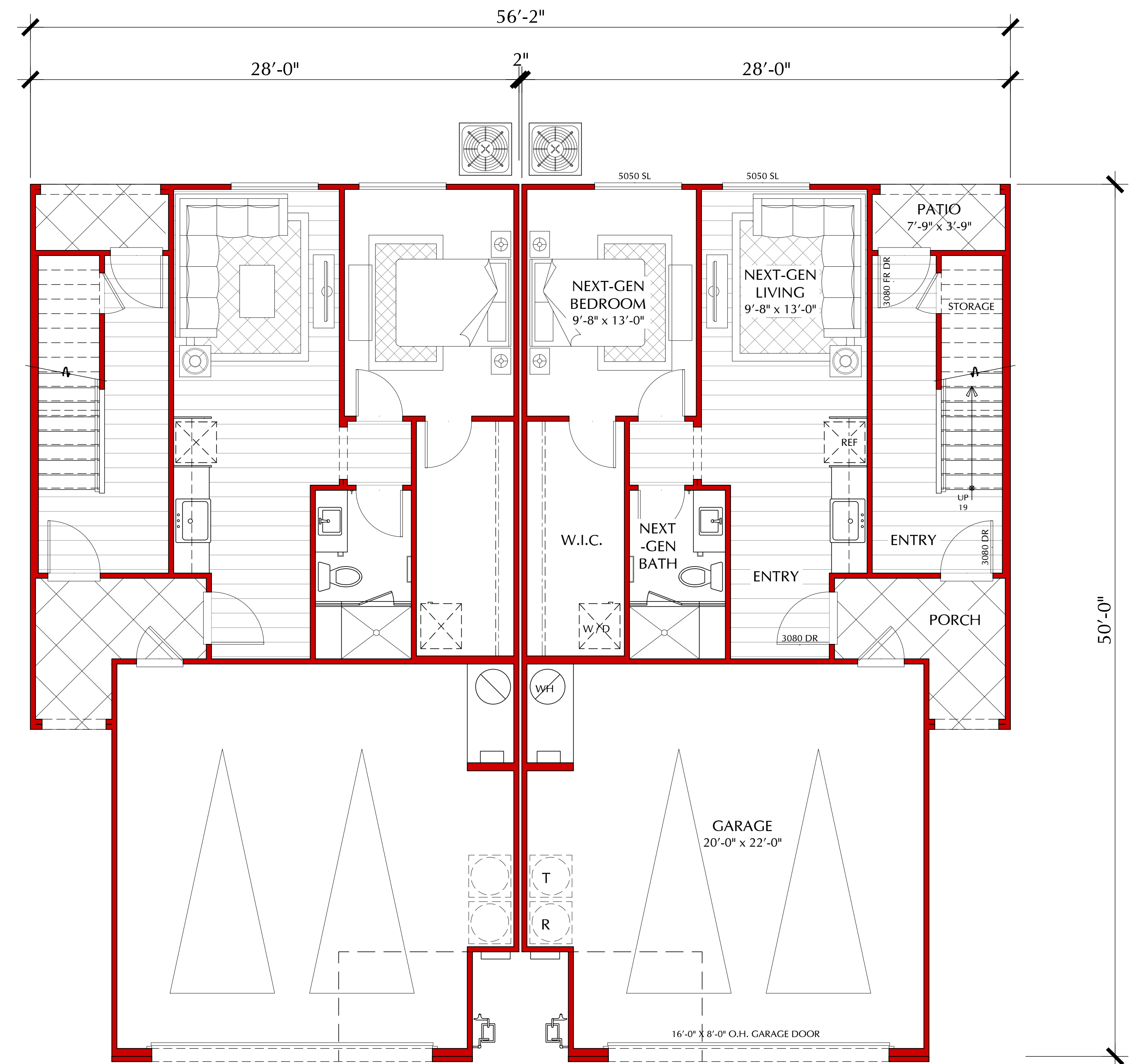
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PLAN 3R

PLAN 3

SECOND FLOOR



PLAN 3R

PLAN 3

FIRST FLOOR

**PLAN 3**

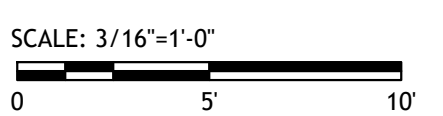
2 BEDROOMS / 2 BATHS  
 NEXT-GEN SUITE  
 2 CAR GARAGE

**AREA TABULATION**

FIRST FLOOR	146 S.F.
NEXT-GEN SUITE	545 S.F.
SECOND FLOOR	1,163 S.F.
TOTAL	1,854 S.F.

PORCH	68 S.F.
GARAGE (2 CAR)	506 S.F.
PATIO	29 S.F.
COVERED DECK	47 S.F.

**SFA FRONT LOAD - 2 PLEX  
 BUILDING COMPOSITE**  
 (PLAN REFLECTS "URBAN" ELEVATION)



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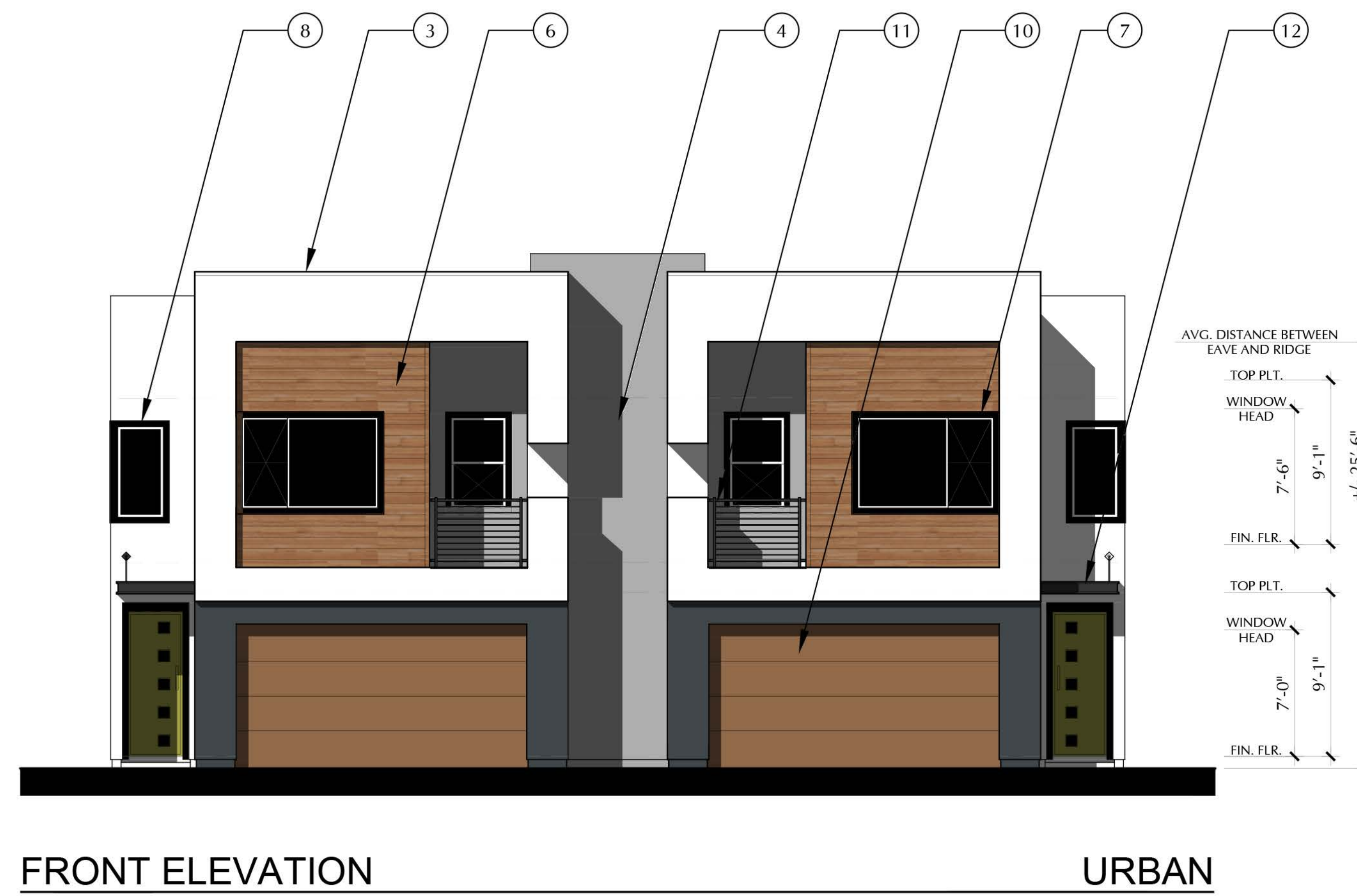


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MATERIAL CALLOUTS

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- 4 - STUCCO
- 5 - STONE VENEER
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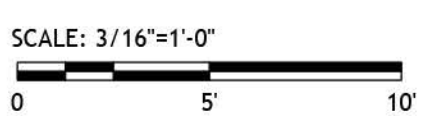
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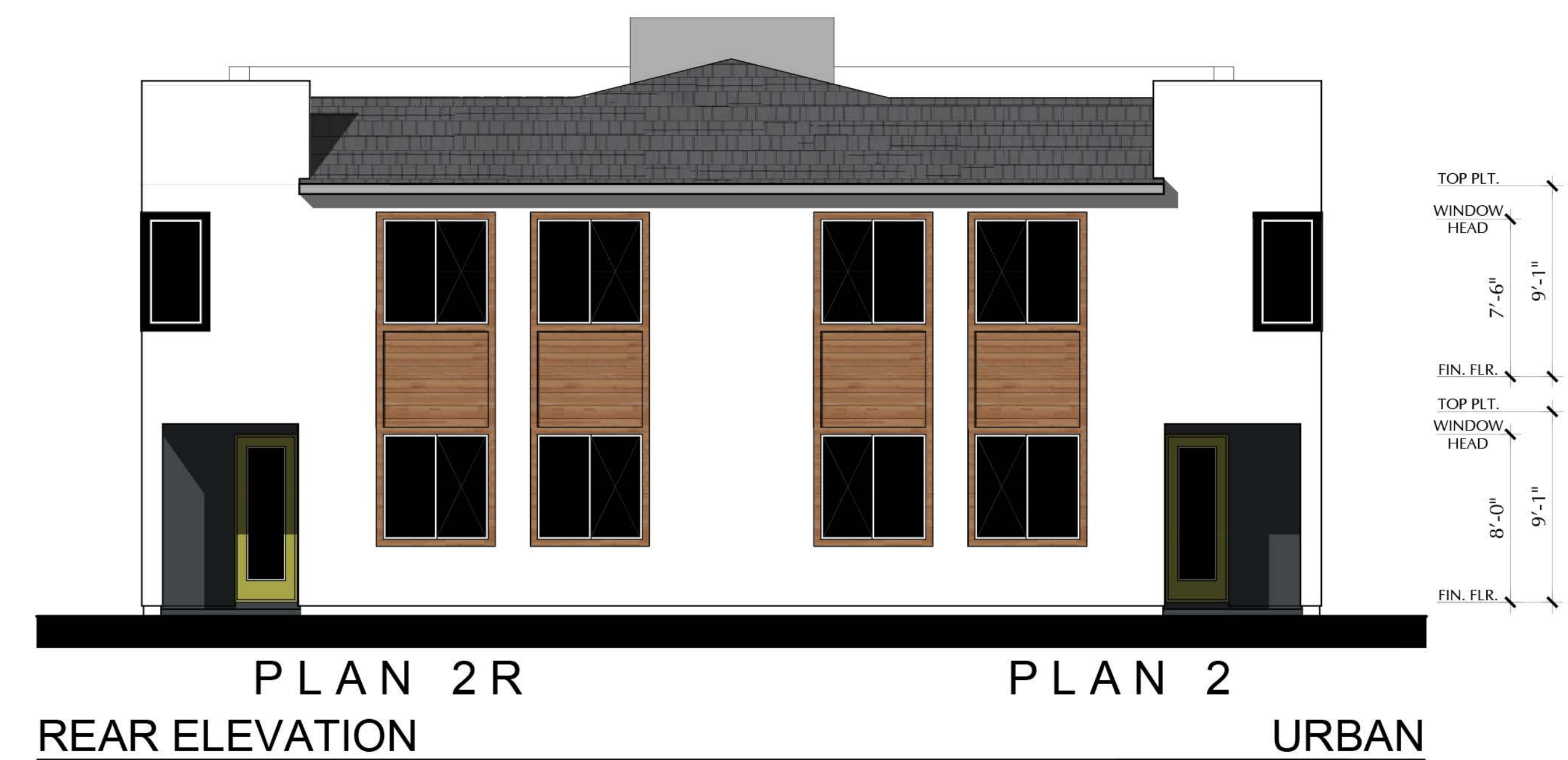
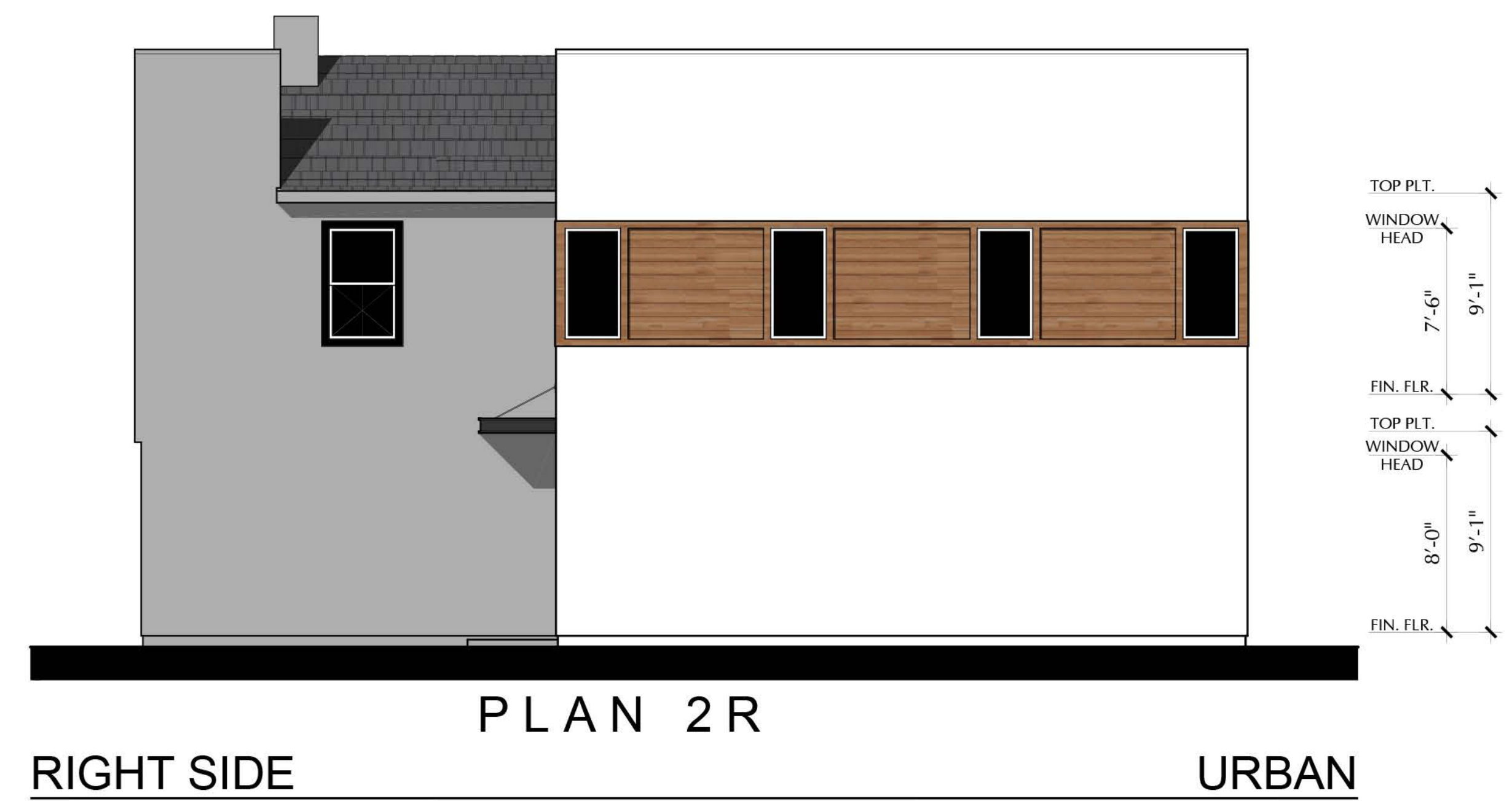
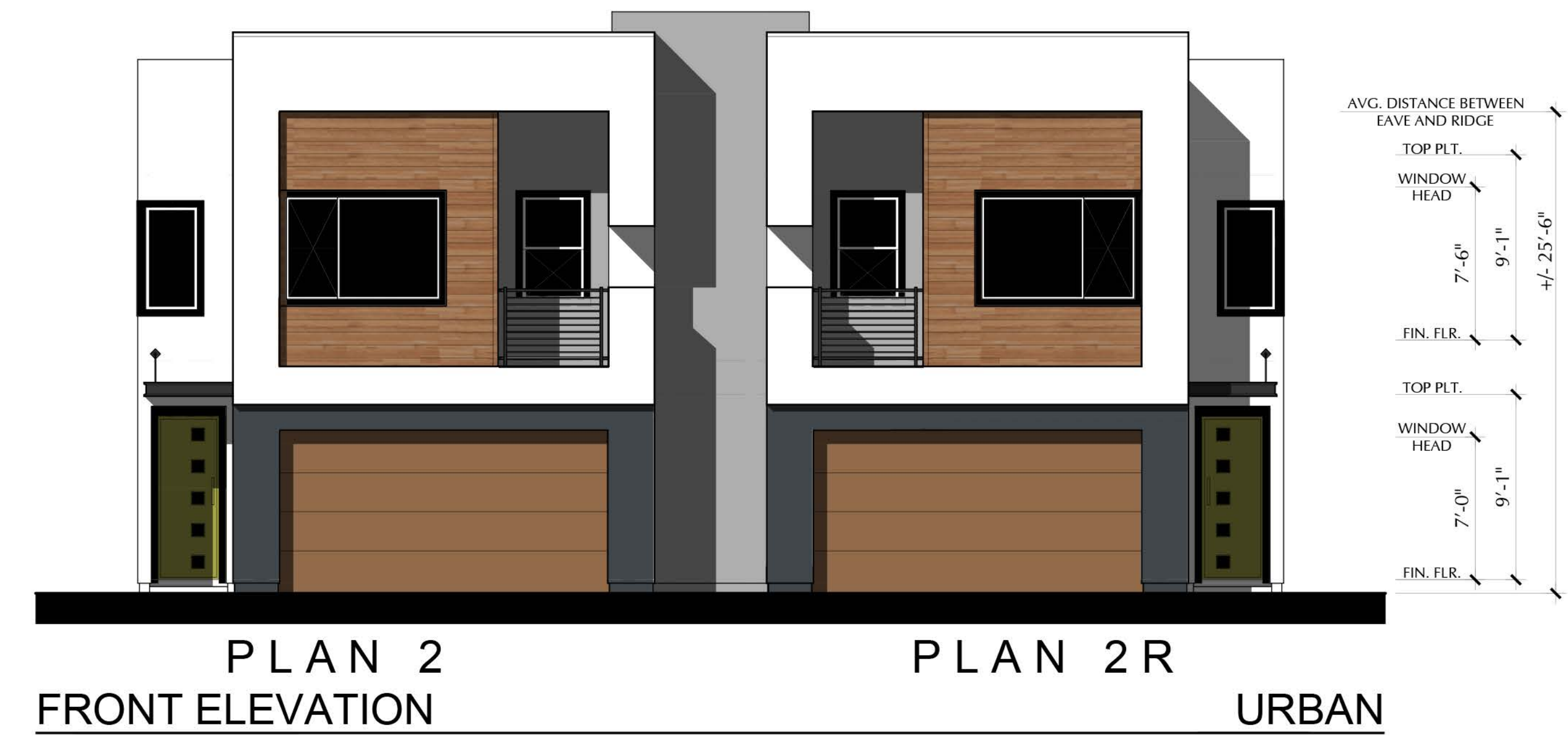
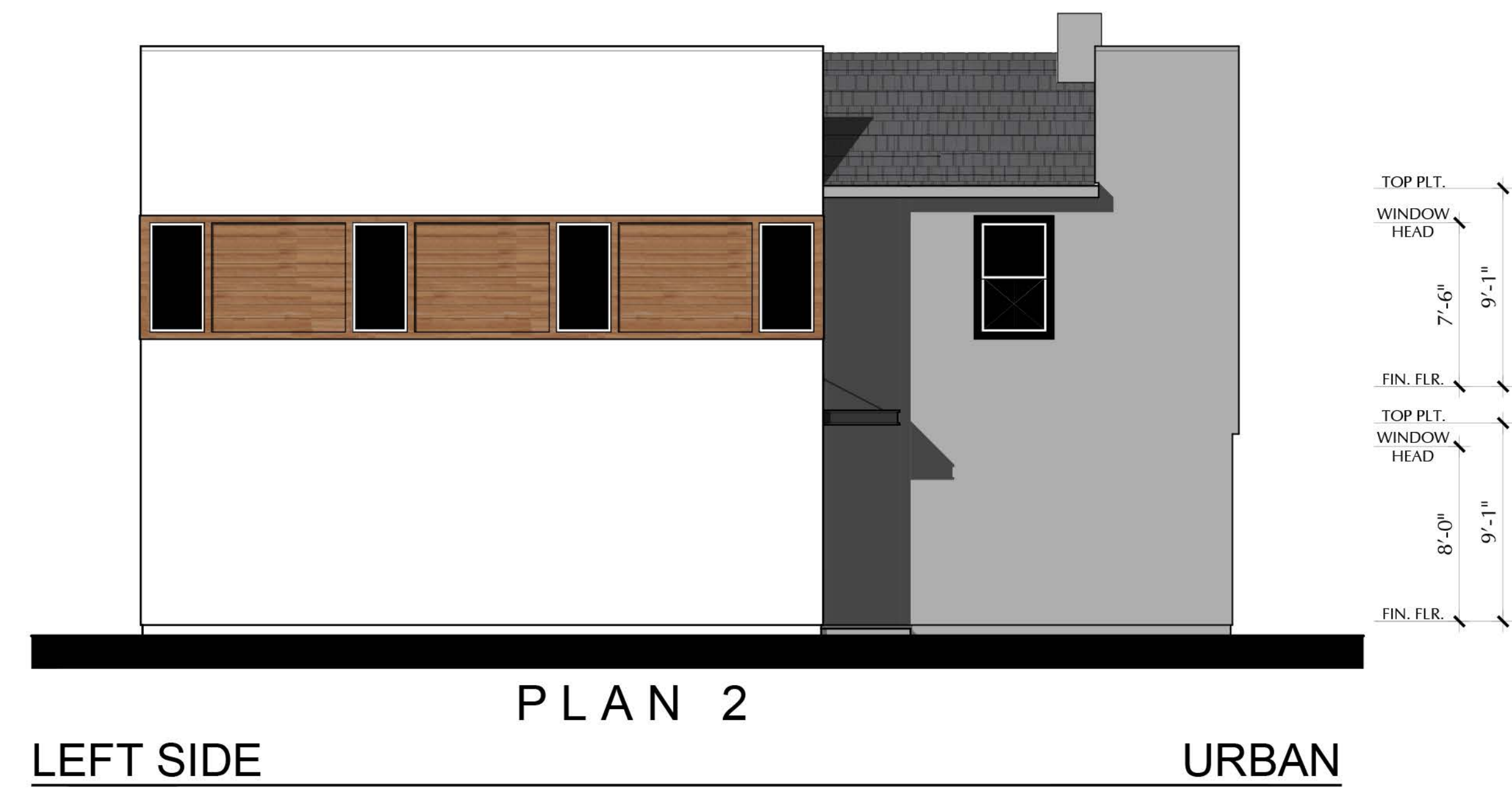
PLAN 2

PLAN 2R

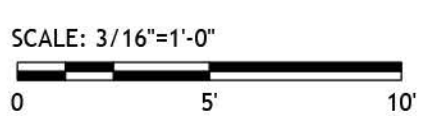
**SFA FRONT LOAD - 2 PLEX  
FRONT ELEVATIONS**



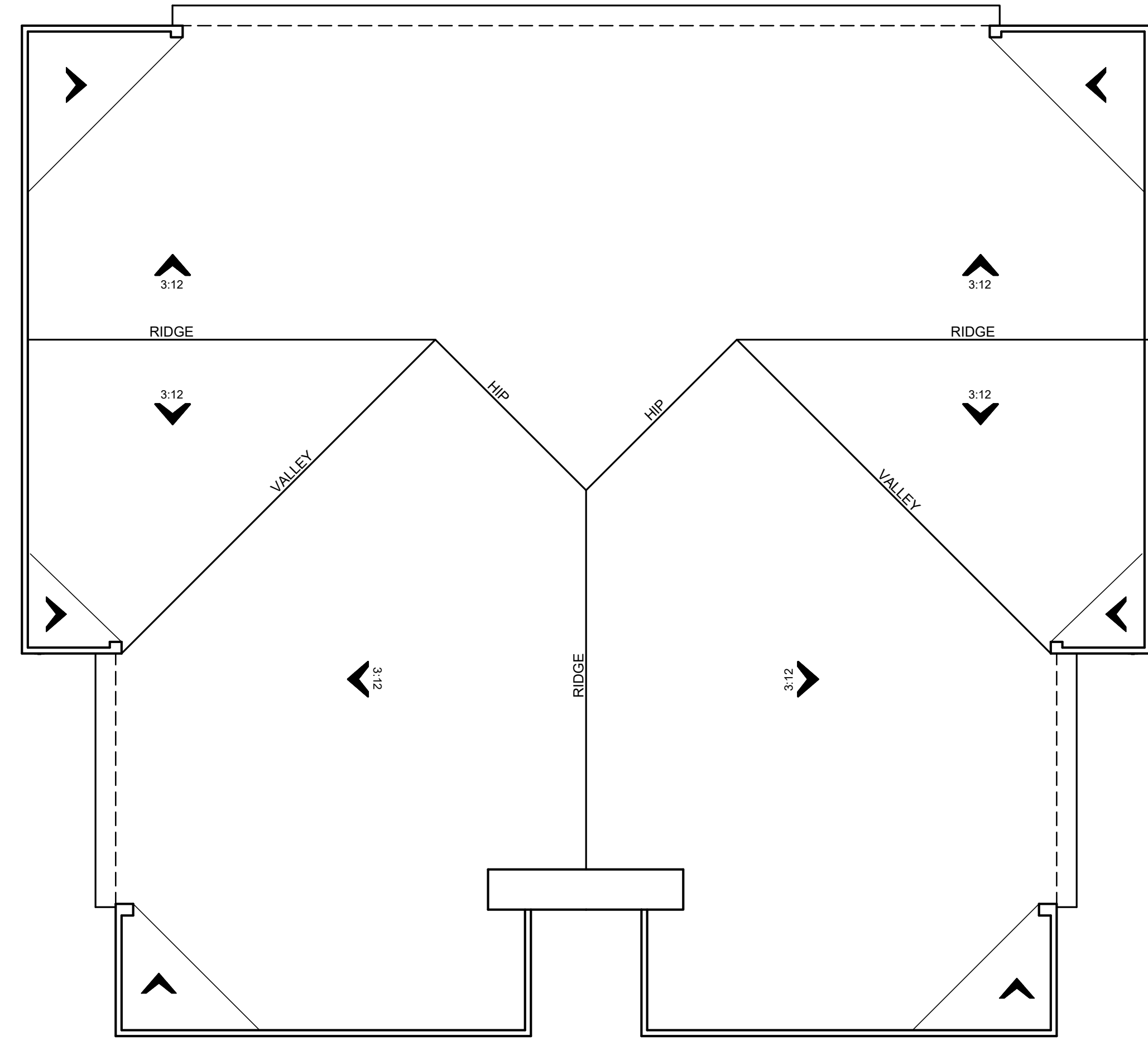
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SFA FRONT LOAD - 2 PLEX  
ELEVATIONS 'A'



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ROOF PLAN

URBAN

SFA FRONT LOAD - 2 PLEX  
ROOF PLANS

