



Texas | Front



Texas | Rear

Lot Info	231 Texas
	Subdivision Name: Henderson Townsite
	Lot 25 Block 10

Lot Square Footage:	6925.33
Building Footprint:	1744
	25.18%

Building Dimensions:	39'-0" Deep
	53'-9" Wide
	= 83% of Width of Lot

Impervious Coverage:	
Total SF of impervious:	5413
% of Total :	78.16%

Common Open Space:	701 sf
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Unit Info			
Unit A	826	sf	1-Bedroom
Unit B	829	sf	1-Bedroom
Unit C	1463	sf	1-Bedroom + Loft
Unit D	1583	sf	1-Bedroom + Loft
Total AC	4701	sf	

Restrictions		
No portion of this development will be marketed as age-restricted	No portion of this project will be income-restricted	

Parking Spaces		
ADA Spaces provided	1	
Standard Spaces provided	3	
Compact Spaces provided	1	
Total Spaces provided	5	

Bicycle Spaces		
Spaces Required	4	
Standard Spaces provided	4	

Fire Sprinklers	
NFPA 13 fire sprinkler system and fire alarm system	

DR-0.1

231 S. Texas Ave.

Project Info, 3D Views

Henderson , NV 89015

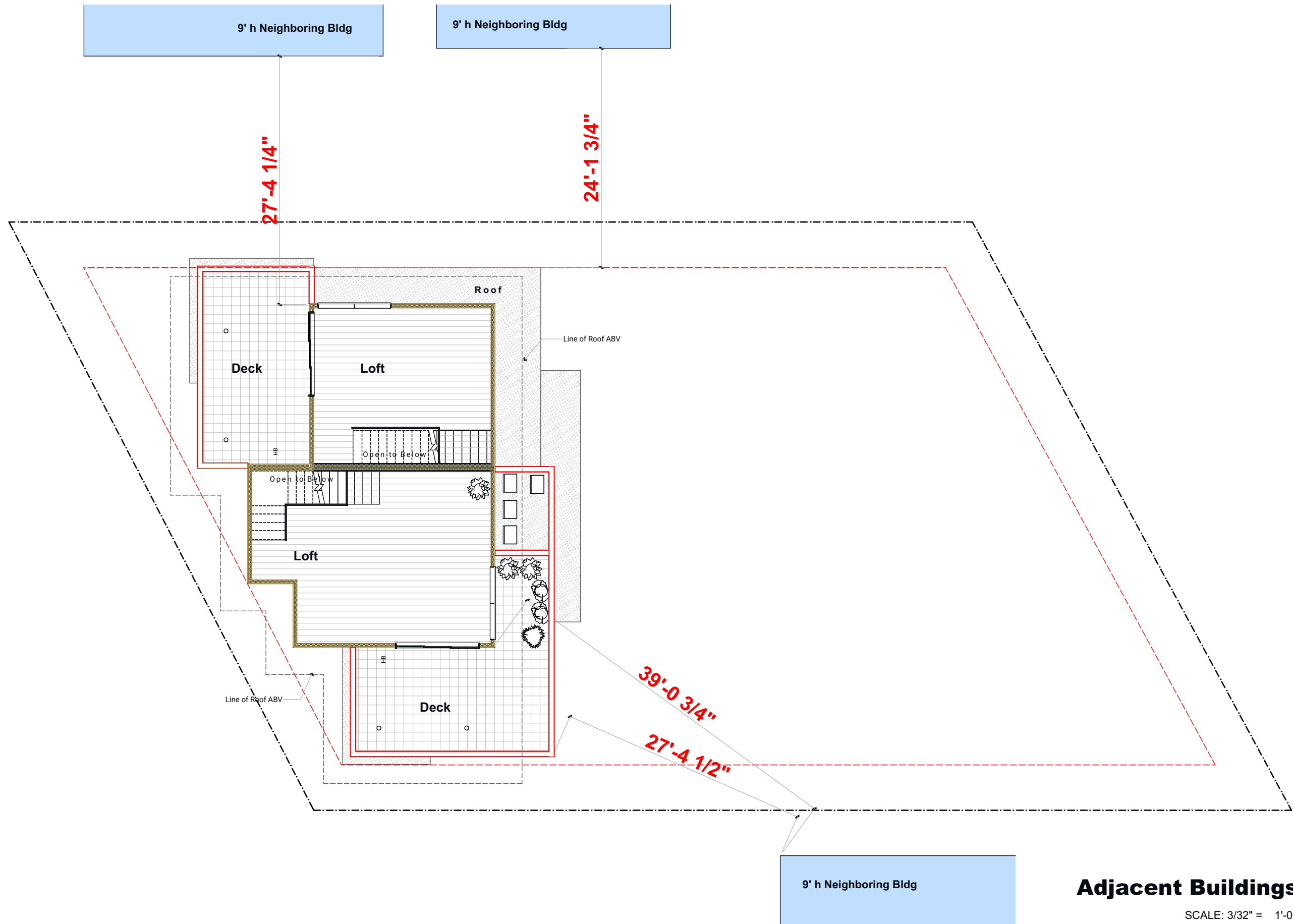
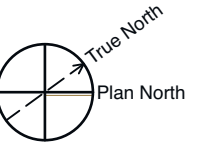
Print Date 4/3/20

Design Review



Pyranak Design Group

713.864.6688
tm@pyranak.com



Adjacent Buildings

SCALE: 3/32" = 1'-0"

231 S. Texas Ave.

Henderson , NV 89015
Print Date 4/3/20

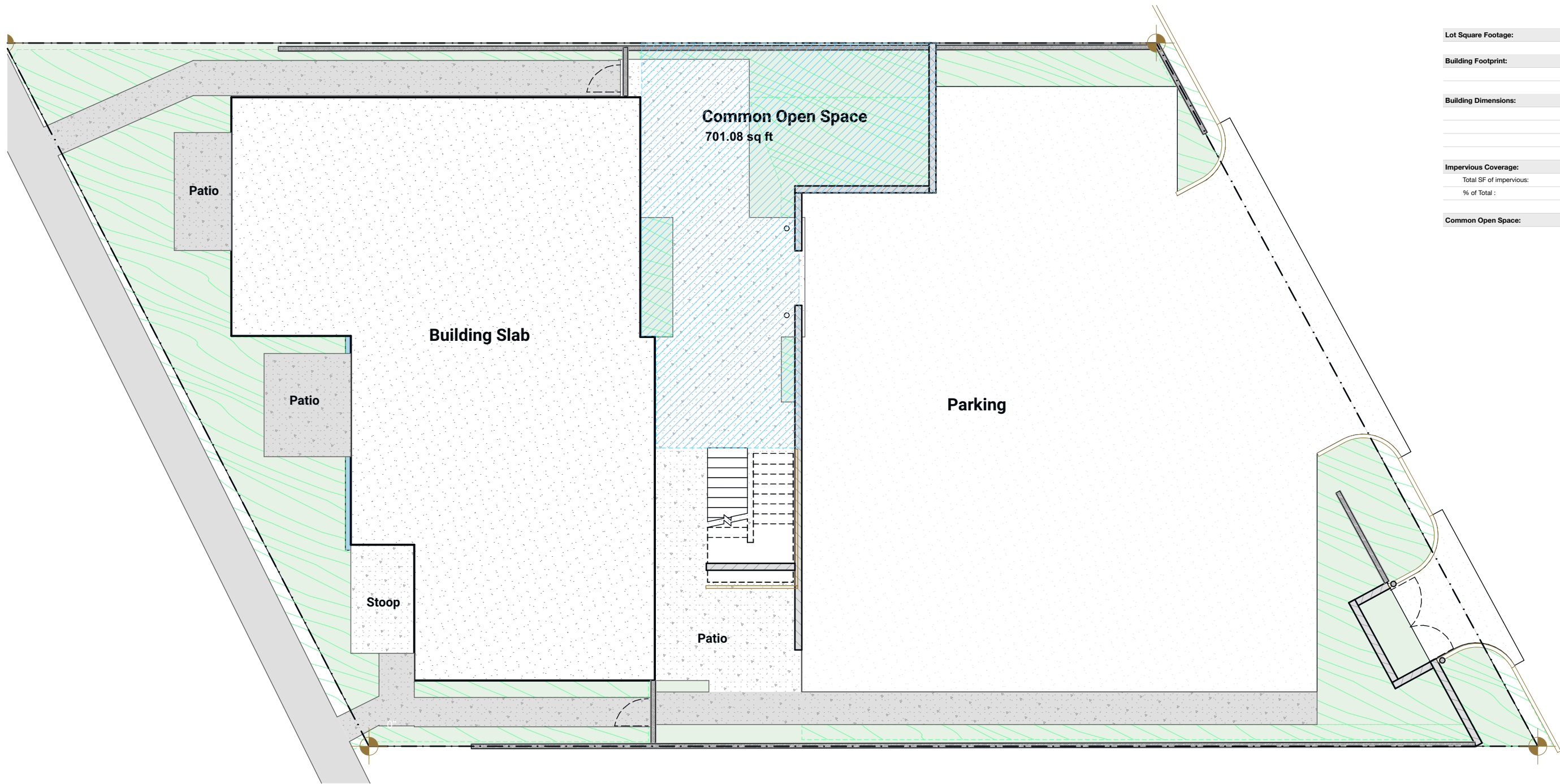
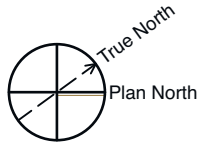
DR-0.2

Adjacent Bldgs

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Lot Square Footage:	6925.33
Building Footprint:	1744
	25.18%
Building Dimensions:	
	39'-0" Deep
	53'-9" Wide
	= 83% of Width of Lot
Impervious Coverage:	
Total SF of Impervious:	5413
% of Total :	78.16%
Common Open Space:	701 sf

Site Plan | Area Calcs

SCALE: 1" = 10'

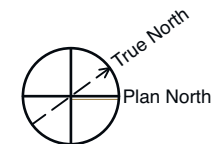
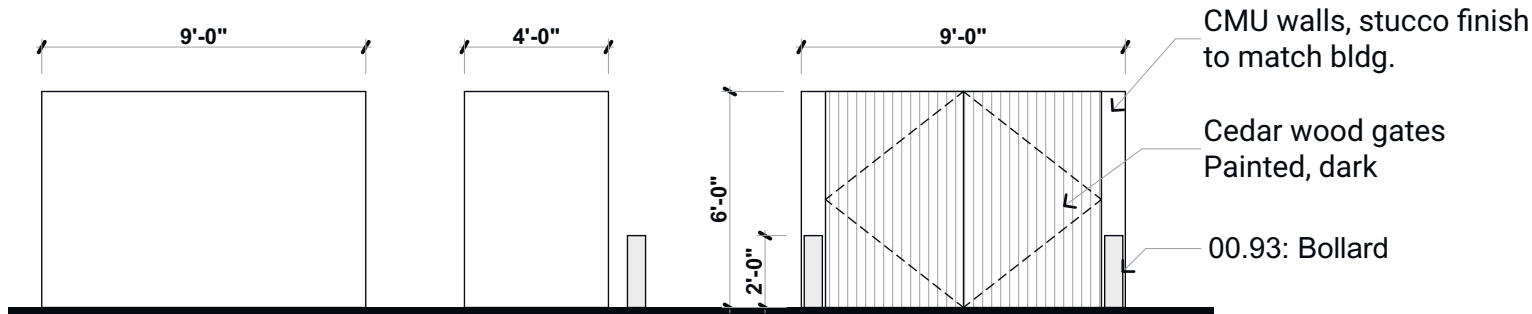
231 S. Texas Ave.

Henderson , NV 89015
Print Date 4/3/20

DR-0.3
Site Calculations
Design Review

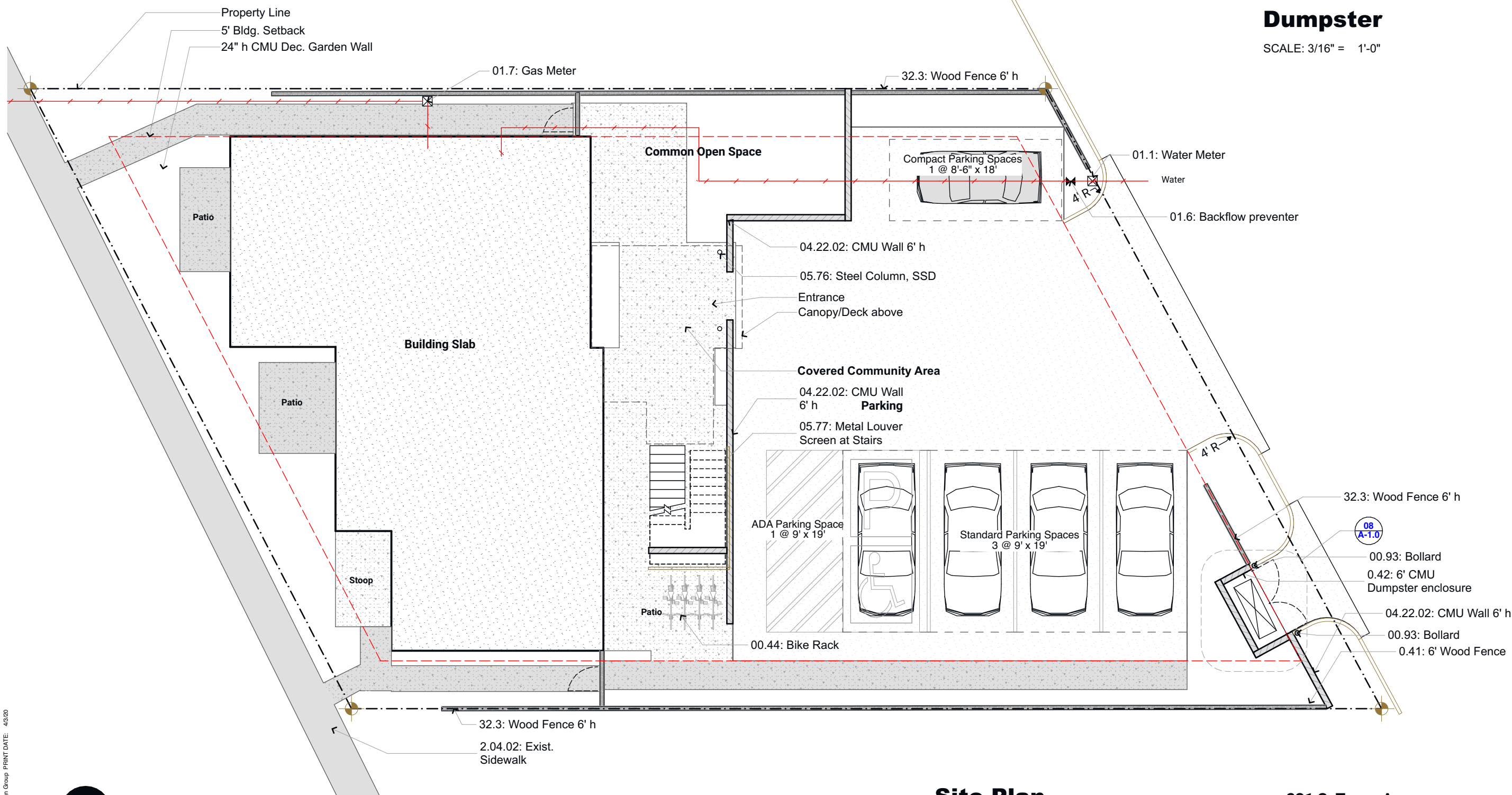


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Dumpster

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



Site Plan

231 S. Texas Ave.

DR-1.0

Site Plan

Design Review

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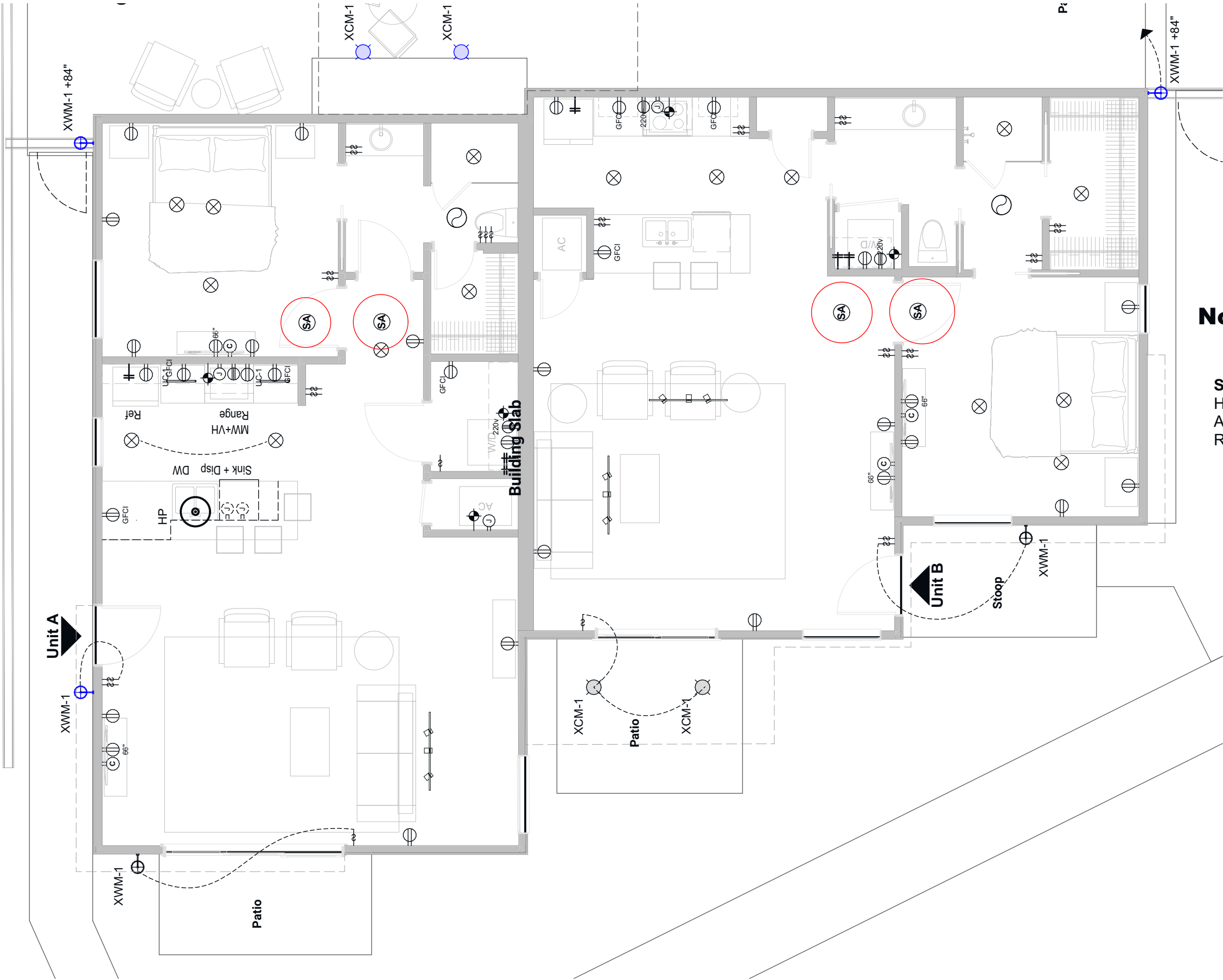


Notes | Electrical Plan

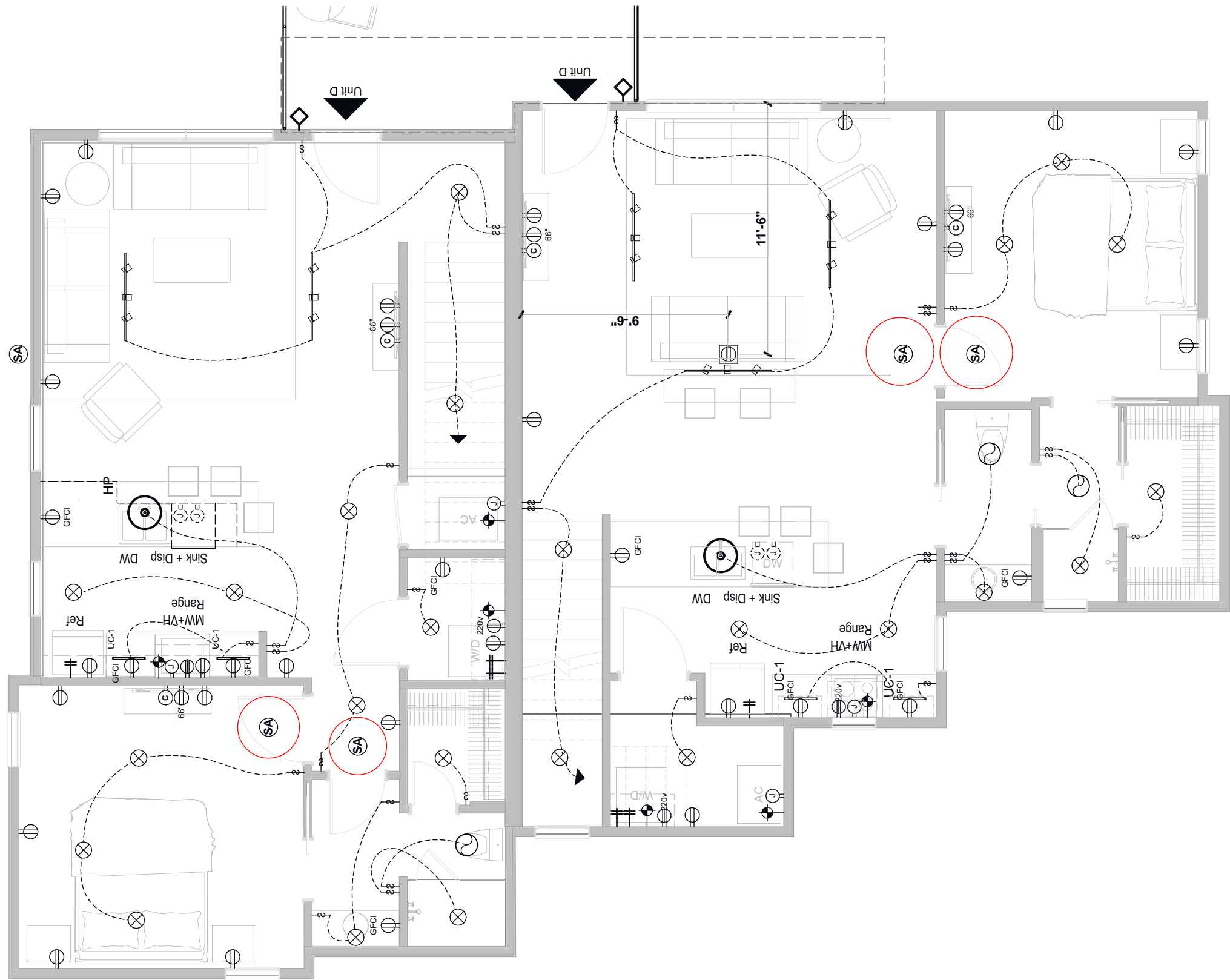
Smoke/Carbon Monoxide Detector combination:
Hardwired, interconnected, with battery backup.
At Sleeping Rooms, Hallways outside Sleeping
Rooms, Garages, and in basement Mech Rooms.

1st Level | Electrical 3

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



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Notes | Electrical Plan

Smoke/Carbon Monoxide Detector combination:
Hardwired, interconnected, with battery backup.
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2nd Level | Electrical 2

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

DR-E-1.2

231 S. Texas Ave.

Plan | 2nd Level Electrical

Henderson , NV 89015

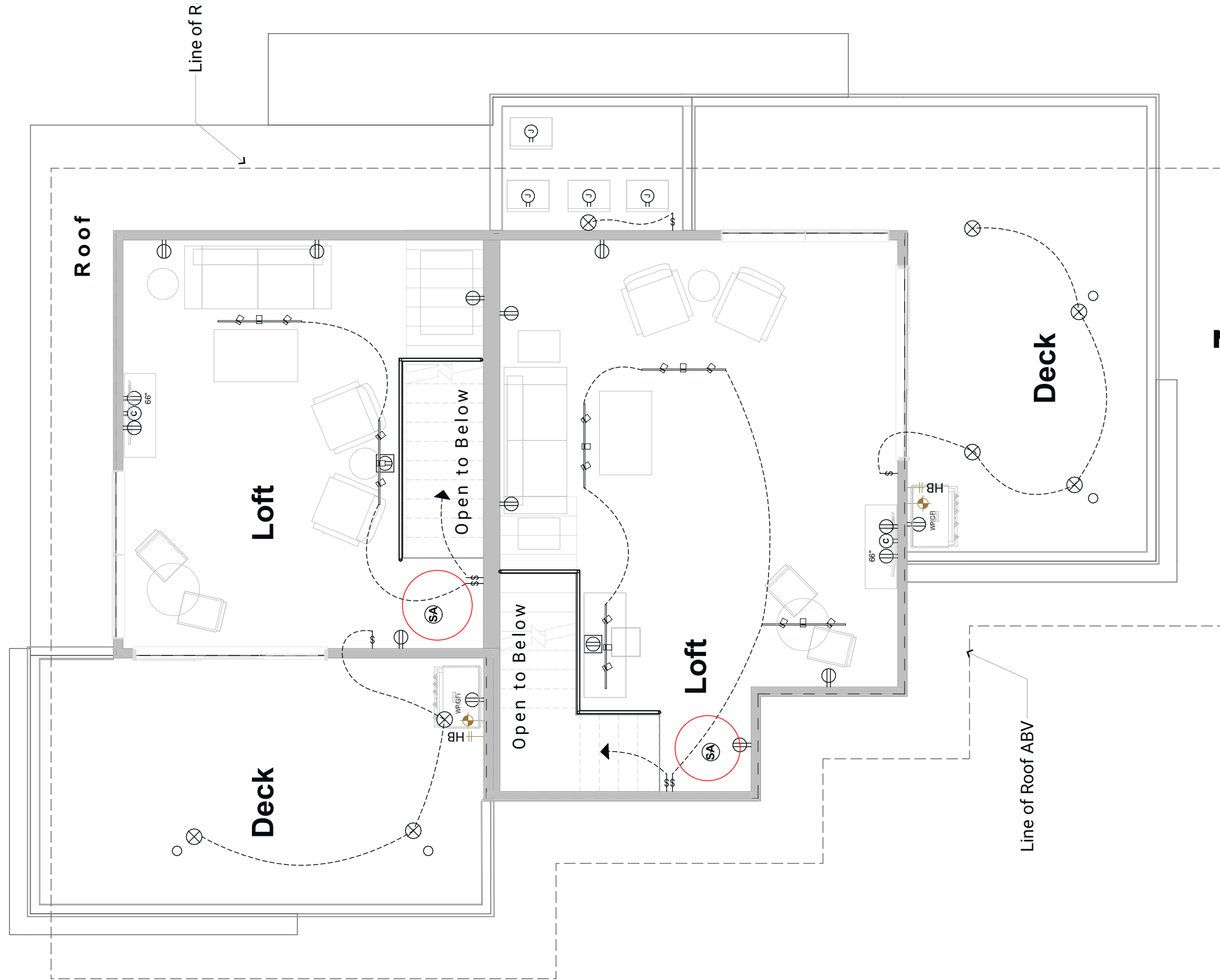
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Design Review



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Notes | Electrical Plan

Smoke/Carbon Monoxide Detector combination:
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At Sleeping Rooms, Hallways outside Sleeping
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3rd Level | Electrical 2

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

DR-E-1.3

231 S. Texas Ave.

Plan | 3rd Level Electrical

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