

# Department Use

Case #
Meeting Date
Total Fee
Received By/Date



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Plan Review

**Project Address** (Location) 820 N. Eastern Avenue, Las Vegas, NV 89101

**Project Name** The Golden Rule Senior Apartments Phase II **Proposed Use** Multi-family (senior affordable)

**Assessor's Parcel #(s)** 139-25-301-011 **Ward #** 3

**General Plan:** Existing M Proposed H **Zoning:** Existing R-3 Proposed R-3

**Additional Information** The 60-unit Phase II senior housing development will serve senior residents (age 55+) with incomes at or below 60% of area median income.

**Property Owner** Eastern Land, LLC **Contact** Michelle Merced

**Address** 1849 Civic Center Drive **City** N. Las Vegas **State** NV **Zip** 89030

**E-mail** mmerced@nwsn.org **Phone** 702-649-0998

**Applicant** Neighborhood Housing Services of Southern Nevada, Inc. **Contact** Michelle Merced

**Address** 1849 Civic Center Drive **City** N. Las Vegas **State** NV **Zip** 89030

**E-mail** mmerced@nwsn.org **Phone** 702-649-0998

**Representative** Integrated Design & Architecture **Contact** Bob Hall

**Address** 906 1/2 Park Avenue SW **City** Albuquerque **State** NM **Zip** 87102

**E-mail** bob@integrateddesignarch.com **Phone** 505-243-3499

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

**City Official** \_\_\_\_\_ **Partner(s)** \_\_\_\_\_

**Partner(s)** \_\_\_\_\_

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

**Property Owner Signature** *Michelle Merced*

An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

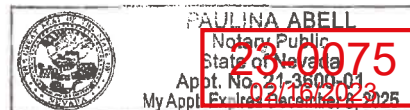
**Print Name** Michelle Merced

Subscribed and sworn before me

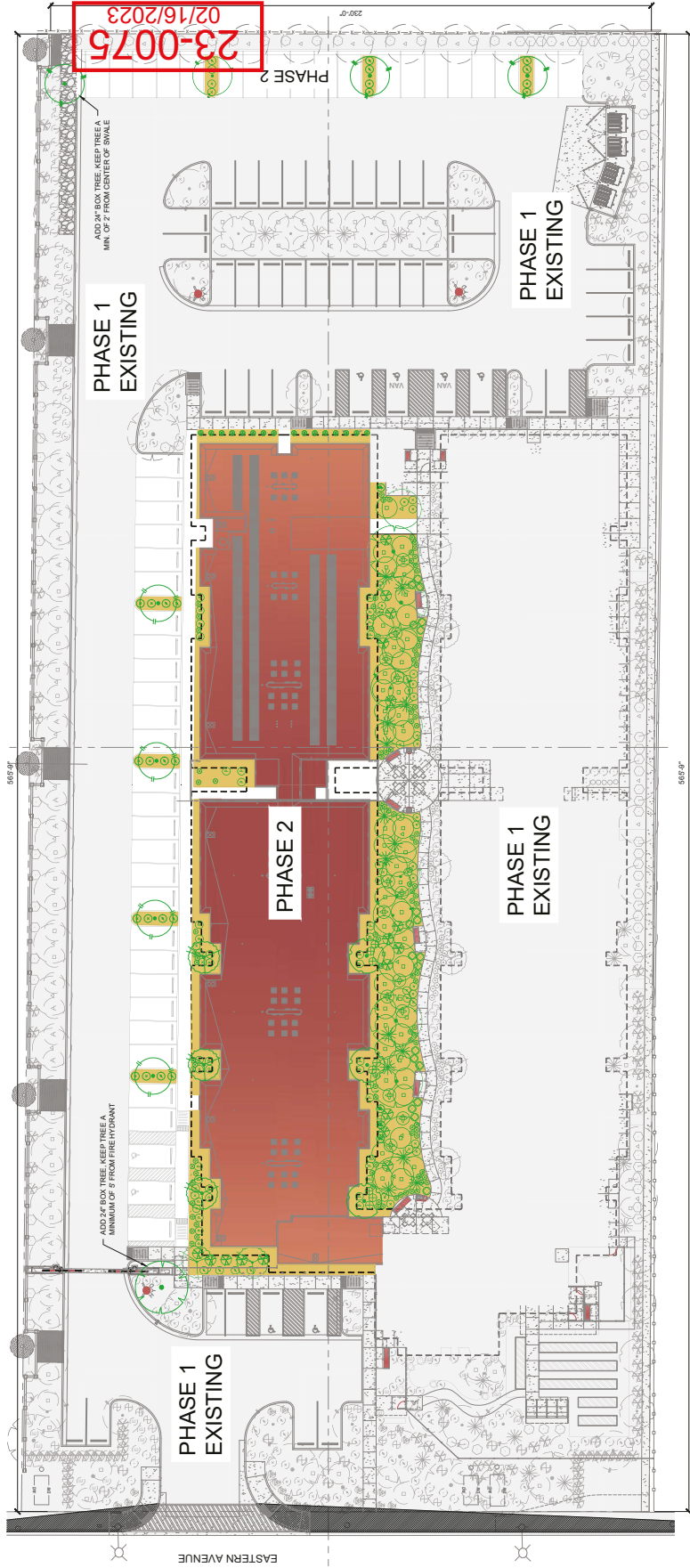
This 15 day of February, 20 23

*Paulina Abell*

Notary Public in and for said County and State







PLANTING LEGEND - TREES

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MIN. SIZE H X W X CAL	REMARKS
	N/A	EXISTING	CERODIUM DESERT MUSEUM	DESERT MUSEUM PALO VERDE	EXISTING	STANDARD TRUNK
	N/A	EXISTING	ACACIA ANEIRA	MULGA TREE	EXISTING	STANDARD TRUNK
	N/A	EXISTING	PISTACHIA C. RED PUSHT	RED PUSHT PISTACHE	EXISTING	TO REMAIN PROTECT IN PLACE
	N/A	EXISTING	LAGERSTRÖMIA L. RED	RED CHAMELYRTLE	EXISTING	TO REMAIN PROTECT IN PLACE
	N/A	EXISTING	ACACIA STENOPHYLLA	SAGESTRONG ACACIA	EXISTING	STANDARD TRUNK
	7	24" BOX	PISTACHIA C. RED PUSHT	RED PUSHT PISTACHE	8' X 3' X 12"	STANDARD TRUNK ENHANCED
	5	24" BOX	LAGERSTRÖMIA L. RED	RED CHAMELYRTLE	7' X 3' X 11"	STANDARD TRUNK ENHANCED
	4	24" BOX	LIQUIDUM LUCIDUM	GLOBEY PRINCE	7' X 3' X 11"	STANDARD TRUNK ENHANCED
	3	24" BOX	ACACIA ANEIRA	MULGA TREE	6' X 3' X 11"	STANDARD TRUNK
	7	24" BOX	ACACIA STENOPHYLLA	SAGESTRONG ACACIA	7' X 3' X 11"	STANDARD TRUNK
	5	24" BOX	CERODIUM DESERT MUSEUM	DESERT MUSEUM PALO VERDE	8' X 3' X 12"	STANDARD TRUNK

PLANTING LEGEND - SHRUBS, GROUNDCOVERS, AND GRASSES

SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MIN. SIZE	NOTES
	N/A	EXISTING	LEUCOPHYLLUM X. 'RO BRAD'	TEXAS SAGE	EXISTING	TO REMAIN PROTECT IN PLACE
	N/A	EXISTING	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	EXISTING	TO REMAIN PROTECT IN PLACE
	N/A	EXISTING	LANTANA 'RADIANS'	RADIANT LANTANA	EXISTING	TO REMAIN PROTECT IN PLACE
	N/A	EXISTING	HEPERALOE PARVIFLORA	RED YUCCA	EXISTING	TO REMAIN PROTECT IN PLACE
	N/A	EXISTING	TELIUM CHAMAEDRY	COMPACT GERMANDER	EXISTING	TO REMAIN PROTECT IN PLACE
	N/A	EXISTING	PITTOSPORUM T. 'WHEELER'	DWARF MOON ORANGE	EXISTING	TO REMAIN PROTECT IN PLACE
	N/A	EXISTING	RHAPHIDOPHYLLUM X. 'PINK LADY'	PINK INDIAN HAWTHORN	EXISTING	TO REMAIN PROTECT IN PLACE
	17	5 GALLON	LEUCOPHYLLUM X. 'RO BRAD'	TEXAS SAGE	FULL	-
	9	5 GALLON	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	FULL	-
	55	5 GALLON	LANTANA 'RADIANS'	RADIANT LANTANA	FULL	-
	18	5 GALLON	HEPERALOE PARVIFLORA	RED YUCCA	FULL	-
	120	5 GALLON	TELIUM CHAMAEDRY	COMPACT GERMANDER	FULL	-
	42	5 GALLON	PITTOSPORUM T. 'WHEELER'	DWARF MOON ORANGE	FULL	-
	19	5 GALLON	DALEA CARITATA SIERRA GOLD	SIERRA GOLD DALEA	FULL	-
	46	5 GALLON	EREMOPHYLLA G. 'MINGER NEW GOLD'	OUTBACK SUNRISE BRUSH	FULL	-
	14	5 GALLON	NOLINA MICROCARPA	BEAR GRASS	FULL	-
	13	5 GALLON	TECOMA 'BELLS OF FIRE'	RED BELLS	FULL	-

PLANTING LEGEND - TREES

1. ALL TREES WITHIN 6' OF LANDSCAPE OR BUILDINGS SHALL BE PLANTED WITH ROOT BARRIERS.
2. ALL PLANTS WITHIN THE NOTATION "ENHANCED" SHALL USE THE ENHANCED BACKFILL MIX.
3. QUANTITIES SHOWN IN THIS PLAN ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL INSTALL ALL PLANT MATERIAL.
4. CONTRACTOR SHALL CALL "CALL BEFORE U.D.G." FOR UTILITY LOCATIONS.
5. ALL PLANTS SHALL BE PLANTED WITHIN THE SPECIFIED TOLERANCES.
6. KEEP ALL PLANT MATERIAL 6' CLEAR OF FIRE HYDRANTS.
7. KEEP ALL TREES 10' CLEAR OF STREET LIGHTS.
8. TOA STREET SHALL BE PLANTED WITH A ROOT SHIELD.

John Jones  
Landscape  
Architect  
PLLC

8275 S Eastern Avenue  
Las Vegas, NV 89123  
702.403.4320  
NV LIC. 554

PLANT LOCATIONS, QUANTITIES AND TYPES MAY CHANGE  
SLIGHTLY AS THE DESIGN PROGRESSES. IF UTILITIES,  
INCLUDING EASEMENTS, ARE FOUND TO BE IN CONFLICT  
WITH THIS PLAN, OR ANY OTHER REQUIREMENTS SUCH AS  
EXPANSIVE SOILS CONDITIONS ARE ENCOUNTERED.

DATE	REVISIONS	DATE	REVISIONS
1		2	
2		3	
3		4	

908 1/2 Park Avenue 2nd  
Floor  
Las Vegas, NV 89101  
Tel: 702.443.4499  
www.iLogo.com

908 1/2 Park Avenue 2nd  
Floor  
Las Vegas, NV 89101  
Tel: 702.443.4499  
www.iLogo.com

THE GOLDEN RULE SENIOR APARTMENTS  
PHASE II

Las Vegas, Nevada  
Project # 02-20-017  
Date February 10, 2023  
Bob Hall, AIA

LANDSCAPE ENTITLEMENT PLAN - PHASE II

By: [Signature]  
Date: 2/10/2023 9:14:47 PM  
Sheet of 1-1



# General Notes

- A. SEE SITE PLAN FOR OVERALL BUILDING DIMENSIONS.
- B. THE FOLLOWING NOTED NOTES, NOT NOTED IN THE PLANS, ARE TYPICAL:
- C. ALL PASSAGE DOORS MINIMUM 3'-0" CLEAR.
- D. DIMENSIONS INDICATED ON THE UNIT PLANS SHOW ACCESSIBILITY REQUIREMENTS.

# Keyed Notes

1. ROBBLE AND CORNER VESSELS/ADDITIONAL AT ADJACENT UNITS ONLY.
2. SINKS AND CUPBORDS SHALL BE INSTALLED WITH A MINIMUM 24" CLEARANCE FROM THE WALL AND 36" CLEARANCE FROM THE COUNTER.
3. SINKS AND CUPBORDS SHALL BE INSTALLED WITH A MINIMUM 24" CLEARANCE FROM THE WALL AND 36" CLEARANCE FROM THE COUNTER.
4. VESSELS SHALL BE INSTALLED WITH A MINIMUM 24" CLEARANCE FROM THE WALL AND 36" CLEARANCE FROM THE COUNTER.
5. VESSELS SHALL BE INSTALLED WITH A MINIMUM 24" CLEARANCE FROM THE WALL AND 36" CLEARANCE FROM THE COUNTER.
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29. VESSELS SHALL BE INSTALLED WITH A MINIMUM 24" CLEARANCE FROM THE WALL AND 36" CLEARANCE FROM THE COUNTER.
30. VESSELS SHALL BE INSTALLED WITH A MINIMUM 24" CLEARANCE FROM THE WALL AND 36" CLEARANCE FROM THE COUNTER.
31. VESSELS SHALL BE INSTALLED WITH A MINIMUM 24" CLEARANCE FROM THE WALL AND 36" CLEARANCE FROM THE COUNTER.

# Finish Schedule

FLOOR	FINISH
F1	VINYL PLANK
F2	PAINTED GYPSUM BOARD
F3	PAINTED GYPSUM BOARD

# Legend

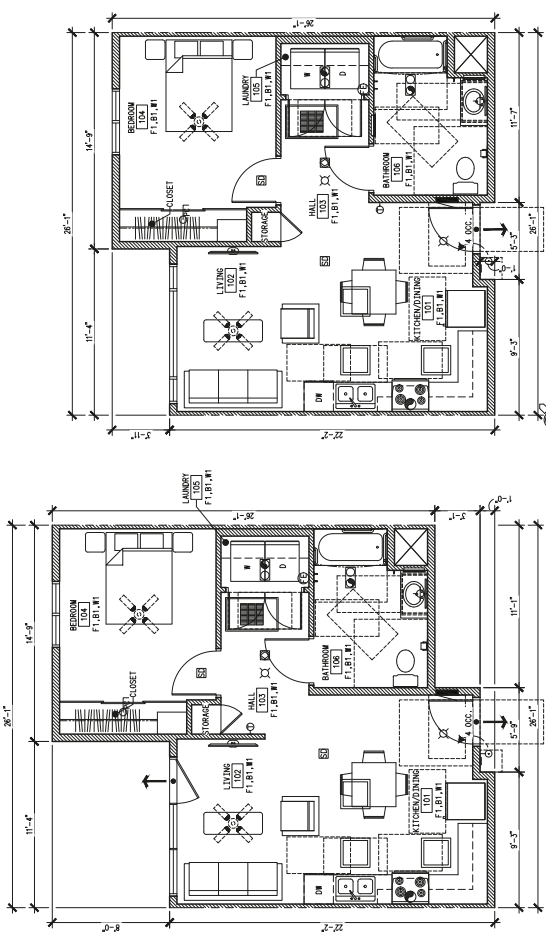
SYMBOL	DESCRIPTION
WALL	WALL
DOORS	DOORS
ENTRANCE/EXIT	ENTRANCE/EXIT
RECESS FLOOR AS REQUIRED FOR ROLL-IN SHOWER	RECESS FLOOR AS REQUIRED FOR ROLL-IN SHOWER

9000 12TH AVENUE NW  
SUITE 100  
ALBUQUERQUE, NM 87112  
TEL: 505.243.3800  
WWW.INTEGRATEDDESIGN.COM

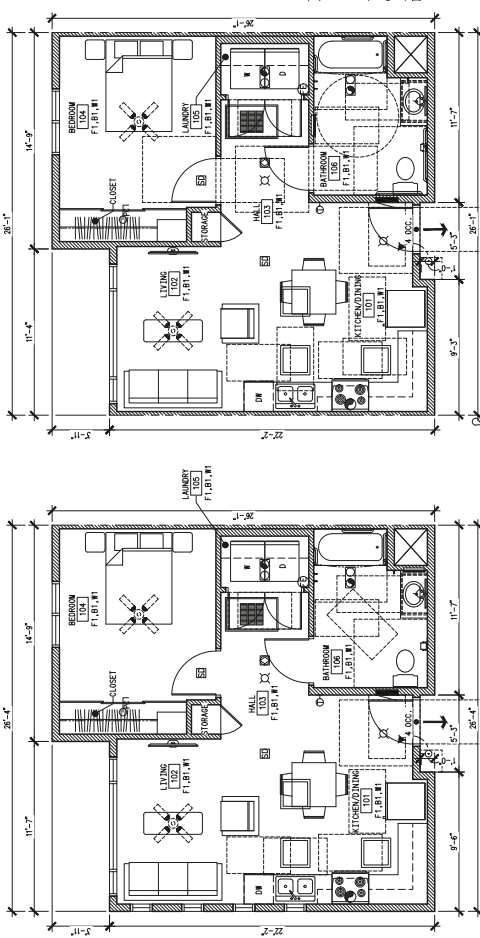
# THE GOLDEN RULE SENIOR APARTMENTS

PROJECT ARCHITECT: BOB HALL, AIA  
PROJECT # 10432012  
DATE: February 15, 2012

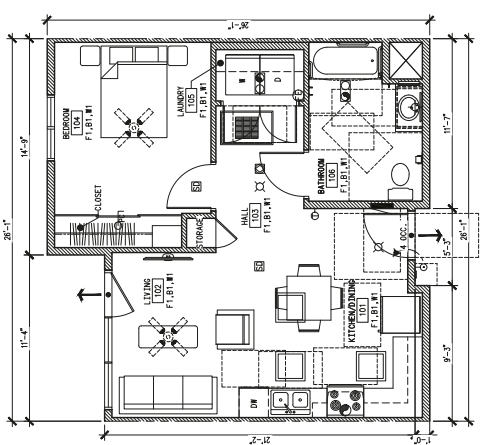
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By: K.D. WATSON	Sheet: 1 of 1
File: ALBUQUERQUE UNIT FLOOR PLANS	Scale: 1/4" = 1'-0"
Plot Date: 2/15/2012 12:28:48 PM	Author: A-0.0



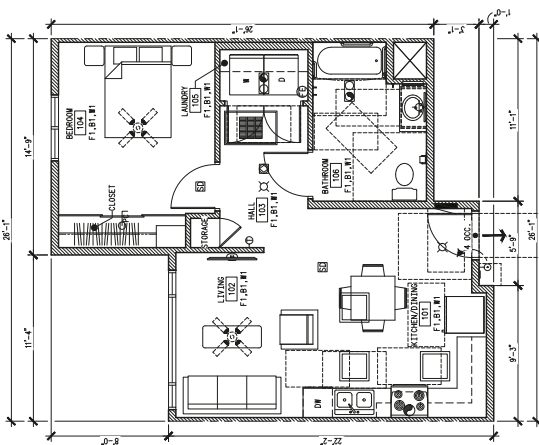
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NEW 1-BEDROOM UNIT PLAN  
845 GSF



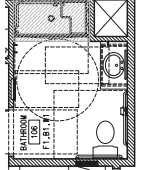
TYPE 1E  
NEW 1-BEDROOM UNIT PLAN  
830 GSF



TYPE 1A / 1A-V  
NEW 1-BEDROOM UNIT PLAN  
831 GSF



TYPE 1D  
NEW 1-BEDROOM UNIT PLAN  
845 GSF



TYPE 1G  
ACC. 1-BD UNIT PLAN  
W/ ROLL-IN SHOWER

TYPE 1F  
NEW ACC. 1-BD UNIT PLAN  
831 GSF





**General Notes**

1. ALL BUILDING DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

2. RESIDENTIAL PORTION OF THE PROJECT IS CLASSIFIED AS RESIDENTIAL PER SECTION 1006.2.1. MAXIMUM OCCUPANT LOAD OF SPACE WITH ONE EXIT IS 20 OCCUPANTS. DESIRED TOTAL OCCUPANT LOAD DOES NOT EXCEED 500 TOTAL OCCUPANTS. THE BUILDING IS TO BE CLASSIFIED AS A TYPE III BUILDING. DISTANCE IS 125'-0" AND SPECIFIC TO THIS PROJECT, DOES NOT EXCEED 500'-0".

3. SEE 1007.1.1, BECAUSE THE BUILDING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM, THE SEPARATION DISTANCE BETWEEN EXITS, 1/2 OF THE LENGTH OF THE MAXIMUM DIAGONAL DIMENSION OF THE AREA SERVED, IS 125'-0".

4. ALL BUILDINGS ARE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM. THE BUILDING IS TO BE CLASSIFIED AS A TYPE III BUILDING. DISTANCE SHALL BE 125'-0".

5. SEE SECTION R-7 WHERE THE BUILDING IS TO BE CLASSIFIED AS A TYPE III BUILDING. DISTANCE SHALL BE 125'-0".

6. EQUIPPED THROUGHOUT WITH A SMOKE SENSITIVE SPRINKLER SYSTEM, THE LENGTH OF THE BUILDING SHALL NOT EXCEED 350'-0".

7. ALL PASSED THROUGH THE YEAR.

**Keyed Notes**

1. ROOM SENSITIVE SPRINKLER SYSTEMS.

2. ROOM SENSITIVE SPRINKLER SYSTEMS.

3. TYPICAL IN WALLS WITH ACCESSIBLE HADWARE.

4. INSULATED FIBERGLASS WALLS WITH ACCESSIBLE HADWARE. TYPICAL AT ALL WALLS.

5. INSULATED FIBERGLASS WALLS WITH ACCESSIBLE HADWARE.

6. INSULATED FIBERGLASS WALLS WITH ACCESSIBLE HADWARE.

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19. INSULATED FIBERGLASS WALLS WITH ACCESSIBLE HADWARE.

20. INSULATED FIBERGLASS WALLS WITH ACCESSIBLE HADWARE.

21. INSULATED FIBERGLASS WALLS WITH ACCESSIBLE HADWARE.

22. INSULATED FIBERGLASS WALLS WITH ACCESSIBLE HADWARE.

Finish Schedule	
FLOOR	
F1	NEW VINYL PLANK
F2	NEW CONCRETE
BASE	
B1	NEW RUBBER
WALL	
W1	NEW Gypsum BOARD, PAINTED
W2	NEW FRP
Legend	

**Legend**


----- = TRAVEL DISTANCE PATH


==== = EXIT PATH/WAY



UNIT TYPE	UNIT DESCRIPTION	AREA (SQ. FT.)	FACTOR	OCC. LOAD
1A	HEDROOM	645	200 GR038	4
B	HEDROOM	645	200 GR038	4
1B	ACCESSIBLE HEDROOM	631	200 GR038	4
2A	2-BEDROOM	868	200 GR038	5
ROOM#	NAME	AREA (SQ. FT.)	FACTOR	OCC. LOAD
107	MAIL	63	500 GR038	1
108	FIRE RISER	23	500 GR038	1
109	MECHANICAL	70	500 GR038	1
110	STORAGE	132	500 GR038	1
107	STORAGE	135	500 GR038	1
GROUND FLOOR COMMON AREA TOTAL				6

▲	DATE	REVISIONS	▲	DATE	REVISIONS
1			3		
2			4		

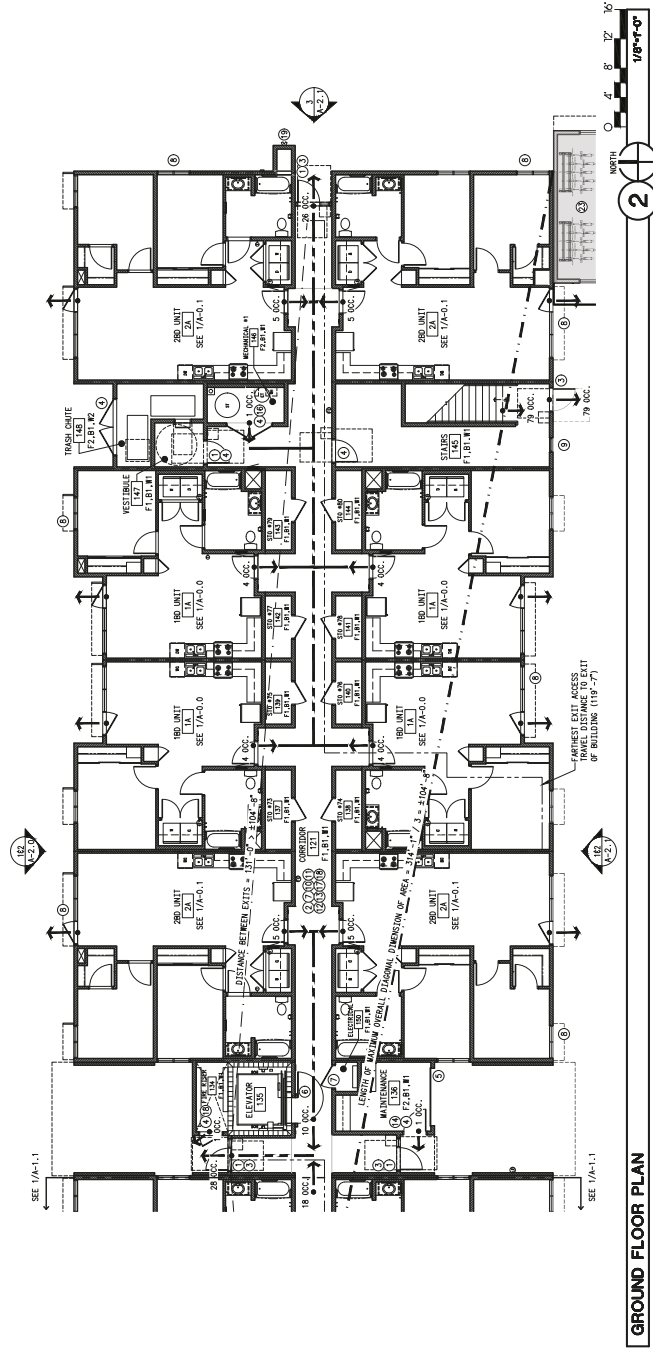
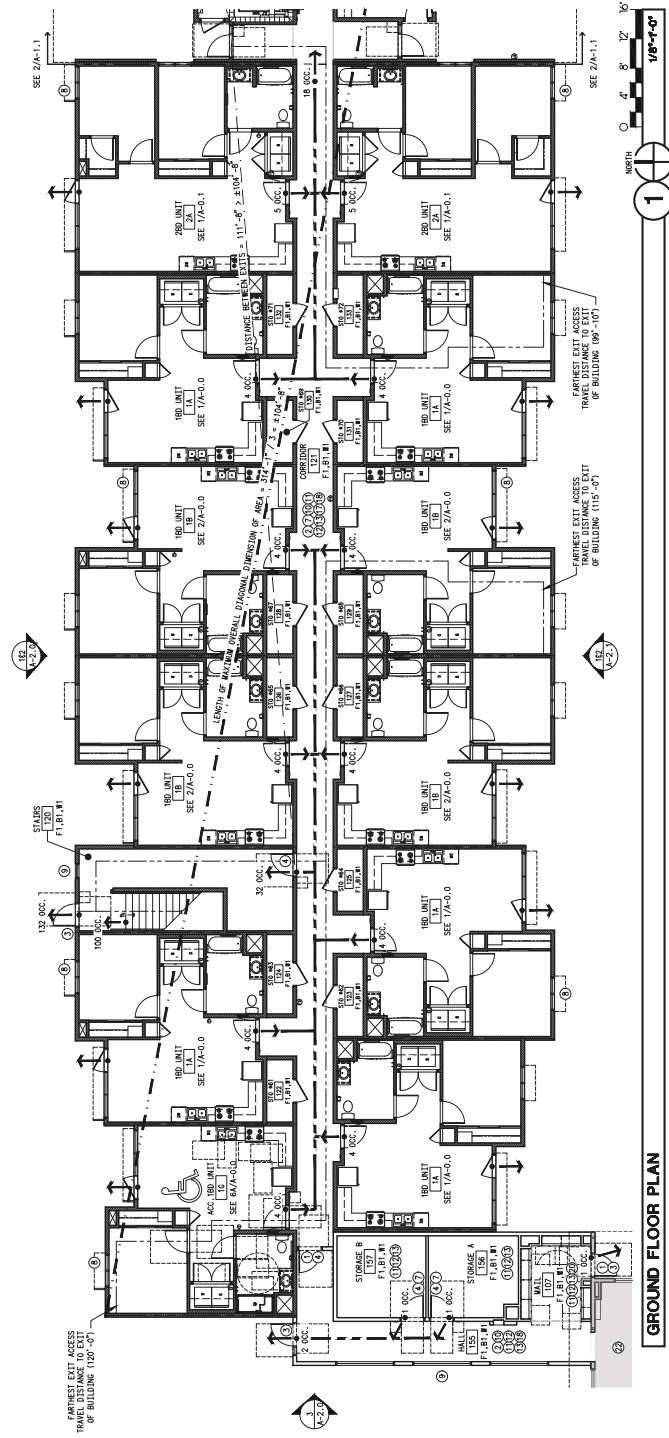




906 / 27 Pine Avenue SW  
 Atlanta, Georgia 30310  
 Tel 404.243.3499  
 Fax 404.243.3499  
[www.integratedgraphics.com](http://www.integratedgraphics.com)  
[www.integratedgraphics.com](http://www.integratedgraphics.com)

THE GOLDEN RULE SENIOR APARTMENTS  
 PHASE II  
 Las Vegas, Nevada  
 PROJECT ARCHITECT: IDA-2301-H

By:	WB	Sheet of <b>A-1.1</b>
File:	App [A-1.0] Building Plans.dwg	
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Plot Date:	2/13/2023 3:44:30 PM	(A)







By:	WB	Sheet of <b>A-1.3</b>
File:	App_[A-1.0] Building Plans.dwg	
Tab:	A-1.3	
Plot Date:	9/13/2023 5:47:06 PM	

General Notes

- 1. AS PER THE CITY OF LAS VEGAS UNIFIED DEVELOPMENT ORDINANCE, THE BUILDING IS NOT TO EXCEED 5 STORIES AND 35'-0" IN HEIGHT, MEASURED TO THE TOP OF ROOF CAPING FOR A BUILDING WITH A FLAT ROOF.

Keyed Notes

- 1. HARDIE BOARD SIDING.
- 2. METAL SHINGLES OPERATING AT NORTH AND SOUTH ELEVATION UNIT.
- 3. METAL BELLS AT COMMON AREA WINDOWS, SURFACE PAINT COLOR, SHERWIN WILLIAMS SW602 OUTLINE.
- 4. BUILDING GRAPHIC: 3x6 COMPLY WITH METAL PARAPET CAPS, WITH R-49 ATTIC INSULATION.
- 5. BUILDING GRAPHIC: 3x6 COMPLY WITH METAL PARAPET CAPS, WITH R-49 ATTIC INSULATION.
- 6. ENERGY STAR DOUBLE FRAME, LOW-E INSULATED WINDOWS, TINTED ON SOUTH ELEVATION.
- 7. ALUMINUM STOREFRONT TYPICAL AT ALL COMMON AREAS.
- 8. ALUMINUM STOREFRONT TYPICAL AT ALL COMMON AREAS.
- 9. PHASE I ROOF STORAGE BUILDING.
- 10. PHASE I ROOF STORAGE BUILDING.
- 11. PHASE I ROOF STORAGE BUILDING.
- 12. PHASE I ROOF STORAGE BUILDING.
- 13. SURFACE PAINT COLOR, SHERWIN WILLIAMS SW602 OUTLINE.
- 14. SURFACE PAINT COLOR, SHERWIN WILLIAMS SW602 OUTLINE.
- 15. SHERWIN WILLIAMS SW602 EXTRA WHITE.

Legend



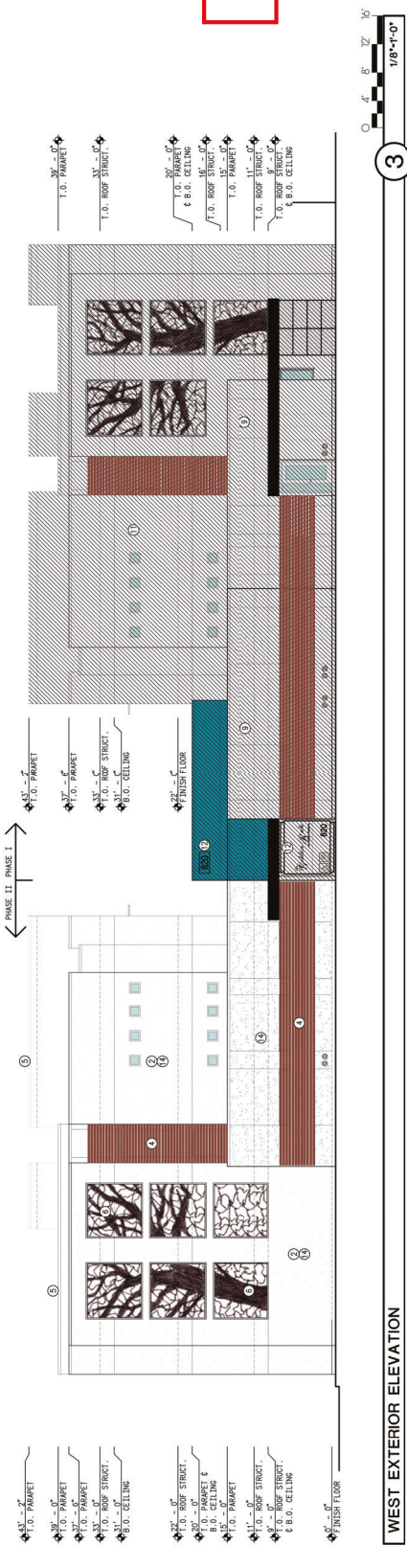
PHASE I



NORTH EXTERIOR ELEVATION



NORTH EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION

DATE	REVISIONS	DATE	REVISIONS
1	1	2	2
2	2	3	3
3	3	4	4

integrated

23-0075  
02/16/2023

THE GOLDEN RULE SENIOR APARTMENTS

PHASE II

PROJECT ARCHITECT:  
Las Vegas, Nevada

PROJECT #:  
BOB HALL, AIA

DATE:  
February 16, 2023

EXTERIOR ELEVATIONS

BY: K.O. AK  
FILE: App. (A-2.0) Exterior Elevations.dwg  
PLOT DATE: 2/13/2023 12:31:33 PM

SHEET # of  
A-2.0



General Notes

A. AS PER THE CITY OF LAS VEGAS UNIFIED DEVELOPMENT ORDINANCE, THE BUILDING IS NOT TO EXCEED 5 STORIES AND 55'-0" IN HEIGHT, MEASURED TO THE TOP OF ROOF CAPING FOR A BUILDING WITH A FLAT ROOF.

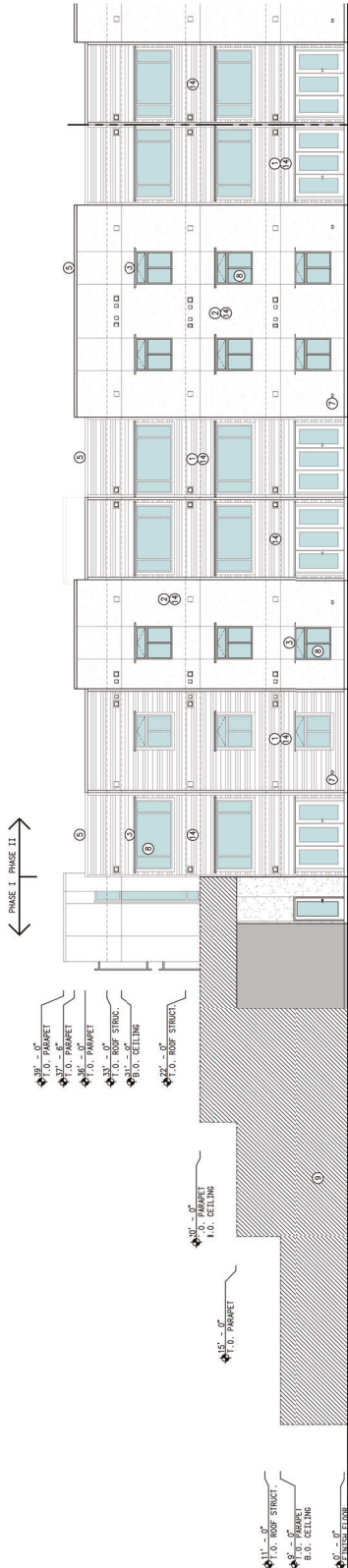
Keyed Notes

1. HARDIE BOARD SIDING.
2. METAL SHINGLES OVER 1/2" INSULATION.
3. METAL SHINGLES OVER 1/2" INSULATION.
4. METAL SHINGLES OVER 1/2" INSULATION.
5. METAL SHINGLES OVER 1/2" INSULATION.
6. BUILDING GRAPHIC: LAS VEGAS LIGHT P/4.00S.
7. ENERGY STAR DOUBLE FRAME, LOW-E INSULATED WINDOWS, TINTED ON SOUTH SIDE.
8. ALUMINUM STOREFRONT TYPICAL AT ALL COMMON AREAS.
9. PHASE I ROOF STORAGE BUILDING.
10. PHASE I ROOF STORAGE BUILDING.
11. PHASE I ROOF STORAGE BUILDING.
12. PHASE I ROOF STORAGE BUILDING.
13. SURFACE PAINT COLOR: SHERWIN WILLIAMS SW6702 OUTLINE.
14. SURFACE PAINT COLOR: SHERWIN WILLIAMS SW6702 OUTLINE.
15. SWANSE CONNECTION.

Legend



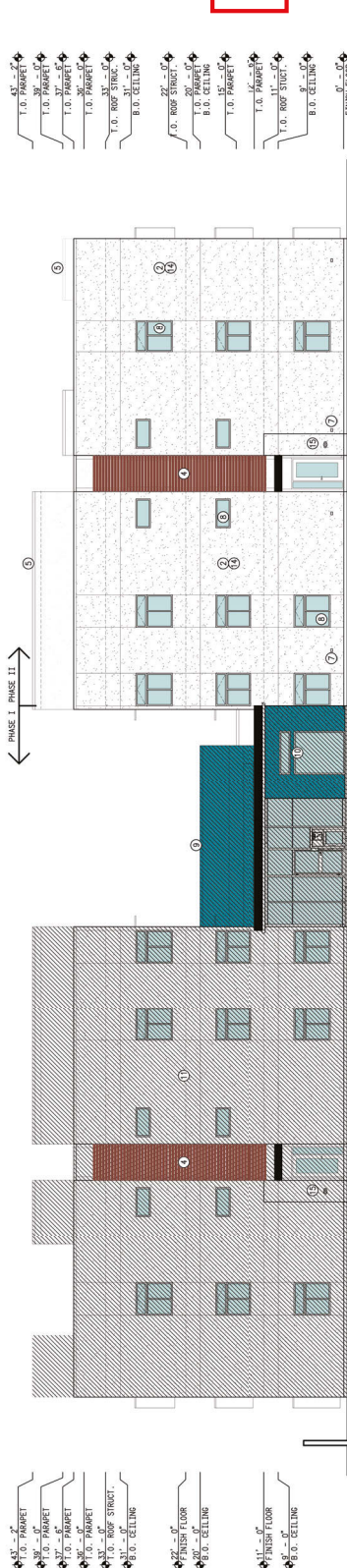
PHASE I



SOUTH EXTERIOR ELEVATION



SOUTH EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION

DATE	REVISIONS	DATE	REVISIONS
1	2	3	4

integrated

23-0075  
02/16/2023

THE GOLDEN RULE SENIOR APARTMENTS

PHASE II

Las Vegas, Nevada

PROJECT ARCHITECT: BOB HALL, AIA

Project #: 00423-01-P

Date: February 16, 2023

EXTERIOR ELEVATIONS

By: KJ, AK

File: App\_A-2.03 Exterior Elevations.dwg

Plot Date: 2/13/2023 12:30:17 PM

Sheet of

A-2.1



General Notes

1. AS PER THE CITY OF LAS VEGAS UNIFIED DEVELOPMENT ORDINANCE, THE BUILDING IS NOT TO EXCEED 5 STORIES AND 35'-0" IN HEIGHT, MEASURED TO THE TOP OF ROOF CAPING FOR A BUILDING WITH A FLAT ROOF.

Keyed Notes

1. HARDIE BOARD SIDING.
2. METAL SHINGLES OPERATING AT NORTH AND SOUTH ELEVATION UNIT.
3. METAL BELLS AT COMMON AREA WINDOWS, SURFACE PAINT COLOR, SHERWIN WILLIAMS SW650 EXTRA WHITE.
4. BUILDING GRAPHIC: 3x6x1/2" LUMBER, LIGHT PINK, 1/4" X 1/4" X 1/4" ALUMINUM STAINLESS TYPICAL AT ALL COMMON AREAS.
5. ENERGY STAR DOUBLE FRAME, LOW-E INSULATED WINDOWS, TINTED ON SOUTH ELEVATION.
6. ALUMINUM STAINLESS TYPICAL AT ALL COMMON AREAS.
7. PHASE 1 ROOF STORAGE BUILDING.
8. PHASE 2 APARTMENT BUILDING.
9. PHASE 3 APARTMENT BUILDING.
10. SURFACE PAINT COLOR, SHERWIN WILLIAMS SW650 EXTRA WHITE.
11. STAINLESS CONNECTION.

Legend



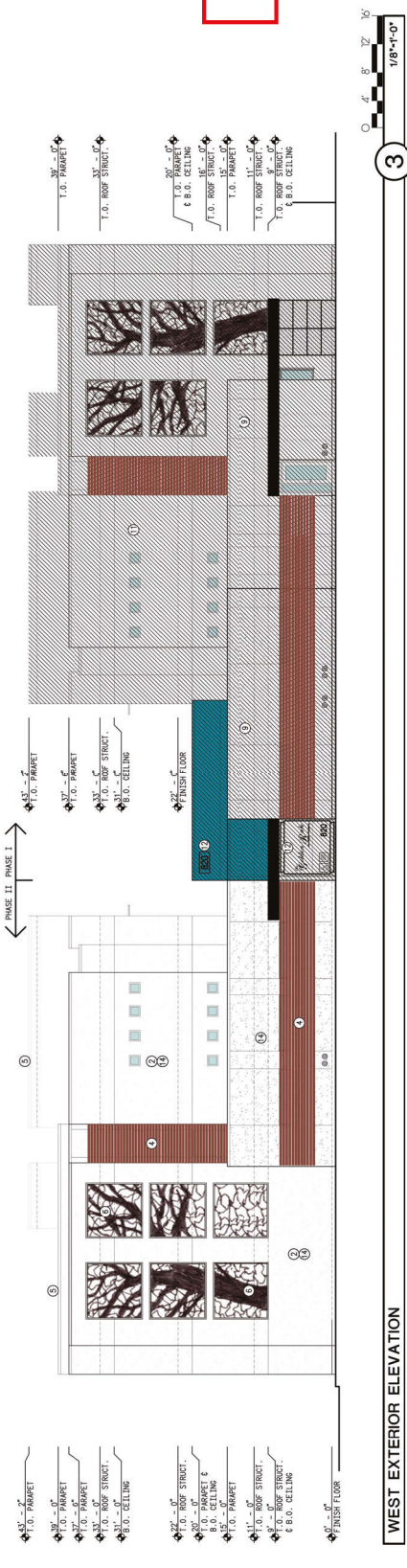
PHASE 1



NORTH EXTERIOR ELEVATION



NORTH EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION

DATE	REVISIONS	DATE	REVISIONS
1	1	2	2
2	2	3	3
3	3	4	4

integrated

23-0075  
02/16/2023

THE GOLDEN RULE SENIOR APARTMENTS

PHASE II

PROJECT ARCHITECT: Las Vegas, Nevada

PROJECT #1: BOB HALL, AIA

DATE: February 16, 2023

EXTERIOR ELEVATIONS

BY: K.O. AK  
FILE: App (A-2.0) Exterior Elevations.dwg  
PLOT DATE: 2/13/2023 12:31:33 PM

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A-2.0

General Notes

A. AS PER THE CITY OF LAS VEGAS UNIFIED DEVELOPMENT ORDINANCE, THE BUILDING IS NOT TO EXCEED 5 STORIES AND 55'-0" IN HEIGHT, MEASURED TO THE TOP OF ROOF CAPING FOR A BUILDING WITH A FLAT ROOF.

Keyed Notes

1. HARDIE BOARD SIDING.
2. METAL SHINGLES OVERLAPPING AT NORTH AND SOUTH ELEVATION UNIT.
3. METAL SHINGLES AT COMMON AREA WINDOWS, SURFACE PAINT COLOR, SHERWIN WILLIAMS SW602 OUTLINE.
4. METAL TRELLIS AT COMMON AREA WINDOWS, SURFACE PAINT COLOR, SHERWIN WILLIAMS SW602 OUTLINE.
5. FLOORING WITH METAL PARAPET CAPS, WITH R-49 ATTIC INSULATION.
6. BUILDING GRAPHIC: LAS VEGAS LIGHT P/4.00S.
7. ENERGY STAR DOUBLE FRAME, LOW-E INSULATED WINDOWS, TINTED ON SOUTH ELEVATION.
8. ALUMINUM STOREFRONT TYPICAL AT ALL COMMON AREAS.
9. PHASE I ROOF STORAGE BUILDING.
10. PHASE I ROOF STORAGE BUILDING.
11. PHASE I ROOF STORAGE BUILDING.
12. PHASE I ROOF STORAGE BUILDING.
13. SURFACE PAINT COLOR, SHERWIN WILLIAMS SW602 OUTLINE.
14. SURFACE PAINT COLOR, SHERWIN WILLIAMS SW602 EXTRA WHITE.
15. SWANSE CONNECTION.

Legend



PHASE I



SOUTH EXTERIOR ELEVATION



SOUTH EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION

DATE	REVISIONS	DATE	REVISIONS
1	2	3	4
2	3	4	5

integrated

23-0075  
02/16/2023

THE GOLDEN RULE SENIOR APARTMENTS

PHASE II

Las Vegas, Nevada

PROJECT ARCHITECT: BOB HALL, AIA

Project #: 00423-01-P

Date: February 16, 2023

EXTERIOR ELEVATIONS

By: KJ, AK

File: App\_A-2.03 Exterior Elevations.dwg

Plot Date: 2/13/2023 12:30:17 PM

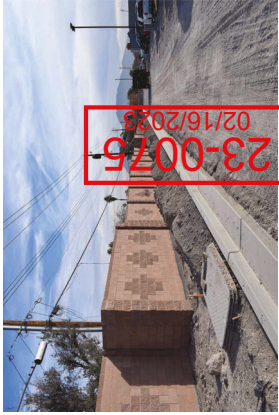
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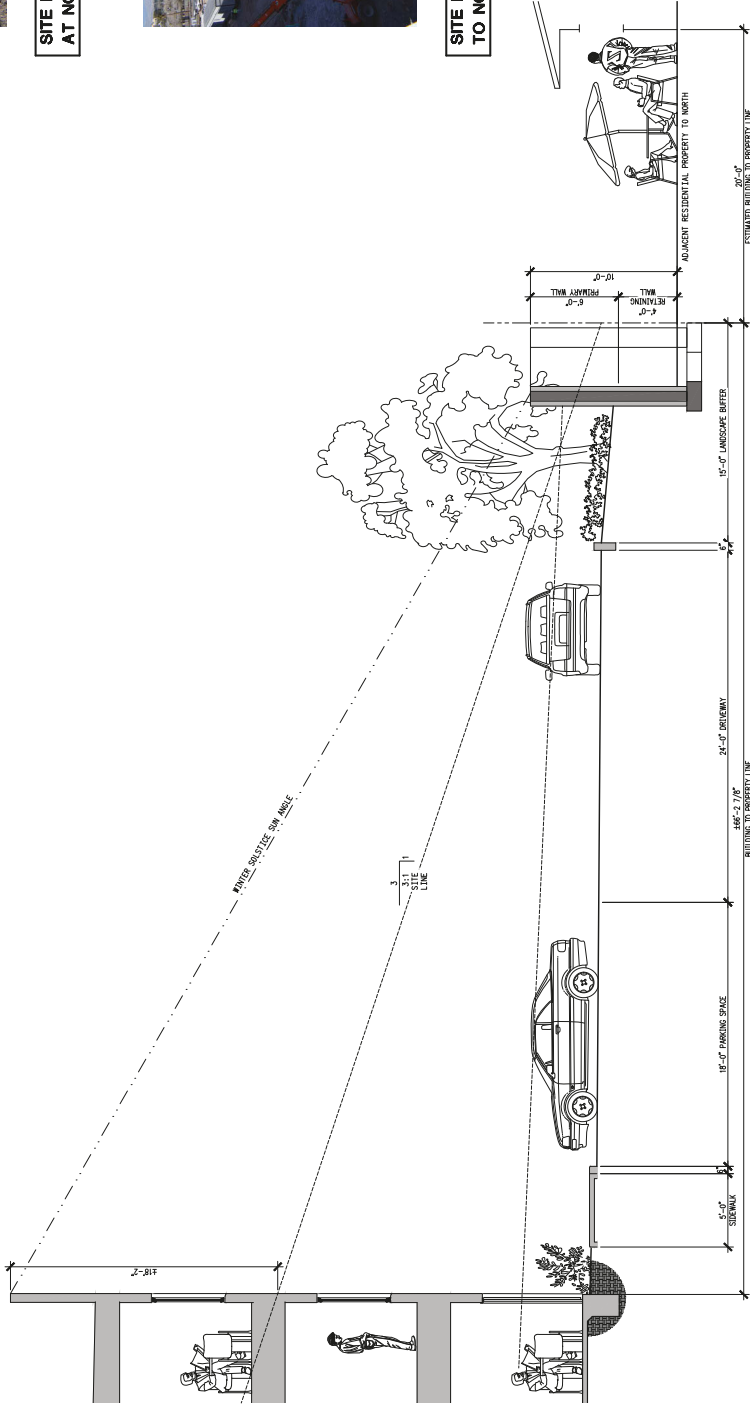




2 SITE PHOTOS - PHASE I CMU WALL AT NORTH PROPERTY LINE



3 SITE PHOTOS - ADJACENT PROPERTIES TO NORTH (TAKEN FROM PHASE I ROOF)



1 WEST END OF BUILDING TALLEST PARAPET • PHASE II - SITE ESTIMATED VIEW

DATE	REVISIONS	DATE	REVISIONS
2		3	
2		4	

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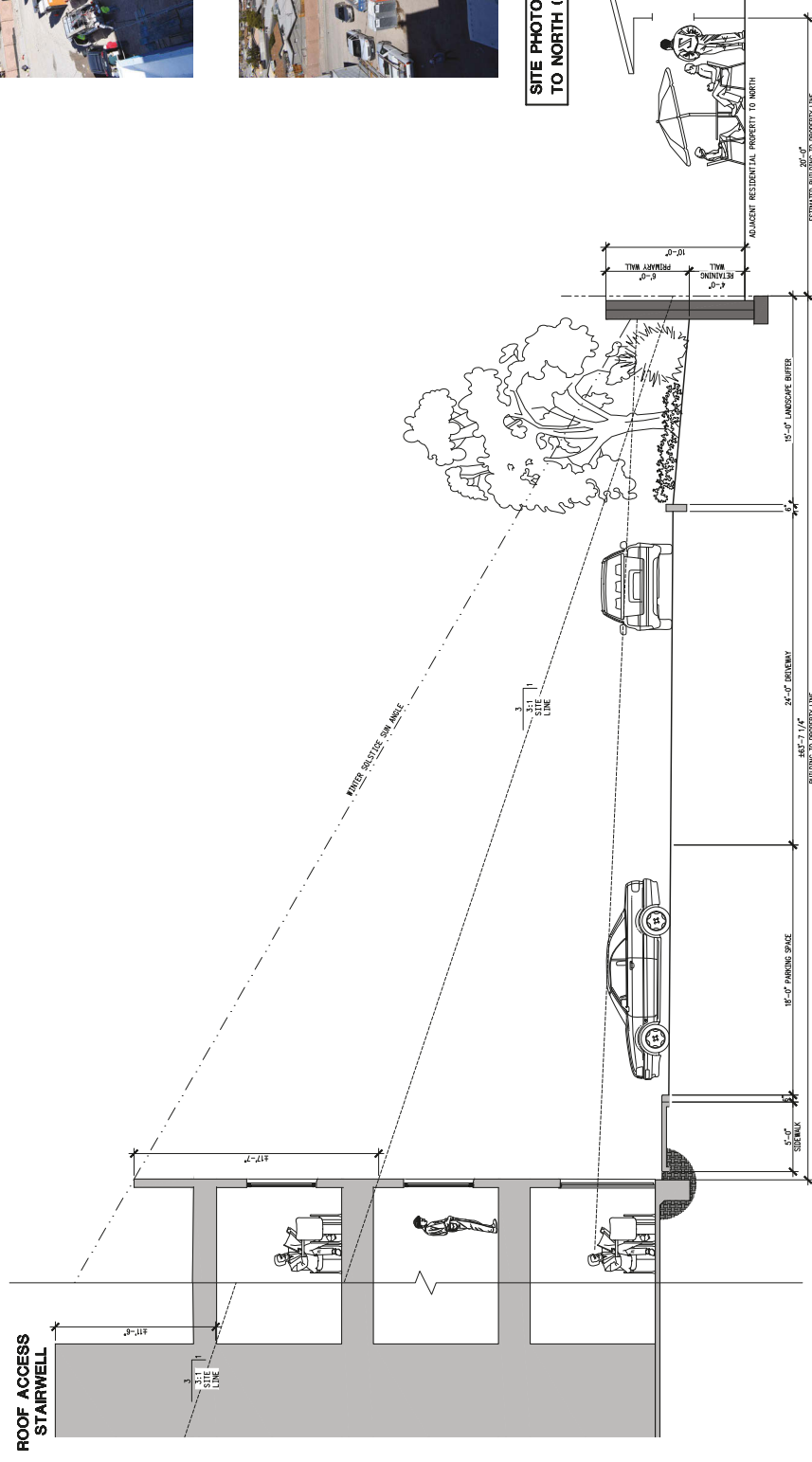
**THE GOLDEN RULE SENIOR APARTMENTS**  
 PHASE II  
 PROJECT ARCHITECT:  
 LAM VEGAS, MINNAPOLIS  
 PROJECT ARCHITECT:  
 BOB HALL, AIA

**SITE DETAILS**  
 By: AD, AK  
 File: AS-3.0  
 Date: 02/16/2023 12:46:42 PM  
 Project: 23-0075

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**AS-3.0**





2



**EAST END OF BUILDING TALLEST PARAPET @ PHASE II - SITE ESTIMATED VIEW**

DATE	RETURNS	DATE	RETURNS
1	2	3	4
5	6	7	8
9	10	11	12





**THE GOLDEN RULE SENIOR APARTMENTS**

**PHASE II**

**RENTAL AGREEMENT**

1501 N. 10th Avenue  
 Mount Vernon, NY 10550  
 Tel: 914.263.2433 (3099)  
 Fax: 914.263.2434 (3099)  
 E-Mail: rental@goldenruleapts.com  
 www.goldenruleapts.com

Project # \_\_\_\_\_ Date: 12/26/2001

Project: **RECAPIT**

BOB HALL, AIA

By: \_\_\_\_\_

Title: \_\_\_\_\_

App: \_\_\_\_\_

Date: 2/19/2003 1:21:18 PM

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**AS-3-1**

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**SITE DETAILS**