



PLANT LEGEND	
5 GAL. SHRUBS:	44
5 GAL. DEER GRASS	45
5 GAL. FEATHERY CASSIA	44
5 GAL. DWARF MOCK ORANGE	44
5 GAL. PINK LADY	45
5 GAL. RUBY FOUNTAIN GRASS	45
5 GAL. YELLOW BELLS	44
(NOT SHOWN FOR CLARITY)	
24 INCH BOX TREES:	
CHILTEPA	92
AFRICAN SUMAC	86
MONDEL PINE	65
PALO VERDE	65
EXISTING TREES	
PALM TREES:	
20' WASHINGTONIA ROBUSTA (MEXICAN FAN PALM)	24

COLOR LEGEND	
	TINY HOMES
	3-STORIES

DECATUR AFFORDABLE SENIOR									
SITE DATA:									
P/N NUMBER:		235/2478-041							
ZONING:		EXISTING: R-E		PROPOSED: R-4					
NET AREA:		3.4 AC		3.4 AC					
GROSS AREA:		3.4 AC		3.4 AC					
TOTAL NUMBER OF UNITS:		276							
DENSITY MAXIMUM:		30 UNITS/AC							
DENSITY GRADUAL:		20 UNITS/AC							
BUILDING CODE:		2018 IBC							
CONSTRUCTION TYPE:		3A RESIDENTIAL (R-3)							
PARKING REQUIRED:									
TINY HOMES:		38		1.0 PER UNIT:		2000		SPACES	
1-BEDROOM UNITS:		113		1.0 PER UNIT:		1236		SPACES	
2-BEDROOM UNITS:		125		1.0 PER UNIT:		1250		SPACES	
3-BEDROOM UNITS:		125		1.0 PER UNIT:		1250		SPACES	
GUEST:		3		2.0 PER UNIT:		6		SPACES	
TOTAL PARKING REQUIRED:		5010		SPACES					
ACCESSIBLE PARKING REQUIRED:		5010		SPACES					
VAN ACCESSIBLE PARKING REQUIRED:		1 PER EVERY ACCESSIBLE							
PARKING PROVIDED:									
COVERED PARKING:		272		SPACES					
OPEN PARKING:		162		SPACES					
ACCESSIBLE PARKING:		10 SPACES + 2 VAN SPACES		12		SPACES			
TOTAL PARKING PROVIDED:		434		SPACES					
PARKING RATIO:		1.43		PER UNIT					
BUILDING-3 MATRIX									
	TINY HOMES	1 BEDROOM		2 BEDROOM		TOTAL UNITS			
		1A UNIT	1B UNIT	2A UNIT	2C UNIT				
LEVEL 3	-	20	8	25	2	65			
LEVEL 2	-	20	8	25	2	65			
LEVEL 1	-	27	8	19	2	56			
TOTAL	-	77	24	73	6	178			
		101 56%		75 42%					
BUILDING-1 & 2 MATRIX									
	TINY HOMES	1 BEDROOM		2 BEDROOM		TOTAL UNITS			
		1A UNIT	1B UNIT	2A UNIT	2C UNIT				
LEVEL 3	-	2	-	18	-	20			
LEVEL 2	-	2	-	18	-	20			
LEVEL 1	-	8	-	14	-	22			
TOTAL	-	10	-	50	-	60			
		10 17%		50 83%					
TINY HOMES									
	TINY HOMES	1 BEDROOM		2 BEDROOM		TOTAL UNITS			
		1A UNIT	1B UNIT	2A UNIT	2C UNIT				
LEVEL 1	38	-	-	-	-	38			
TOTAL	38	100%		- 0%		38			
OVERALL TOTAL									
	TINY HOMES	1 BEDROOM		2 BEDROOM		TOTAL UNITS			
		1A UNIT	1B UNIT	2A UNIT	2C UNIT				
TOTAL	38	85	24	119	6	276			
UNITS: 276 MIX: 38/ 113/ 125 UPA: 30									
COMMON AREA AMENITY LIST:									
BUILDING-1:									
LEVEL-1									
①	LEASING OFFICE								
②	MAIL CENTER								
③	FOOD PANTRY / DELIVERY								
④	JANITOR CLOSET WITH MOP SINK								
⑤	FITNESS CENTER								
⑥	RESTROOMS								
⑦	PACKAGE LOCKERS								
⑧	ATM AND VENDING MACHINES								
⑨	GREAT ROOM, COMMUNITY SPACE								
⑩	OUTDOOR PATIO								
⑪	COMMUNITY KITCHEN								
⑫	DOG WASH								
⑬	MAINTENANCE ROOM								
⑭	RISER ROOM								
⑮	ELECTRICAL PANELS								
⑯	WATER HEATER ROOM								
LEVEL-2									
⑰	COMPUTERS								
⑱	BUSINESS CENTER								
⑲	LIBRARY								
⑳	CRAFTING ROOM								
LEVEL-3									
㉑	MEDIA								
㉒	WELLNESS								
㉓	LOUNGE								
㉔	COMMUNITY LAUNDRY ROOM								

DECATUR / ROME AFFORDABLE SENIOR
 NORTH DECATUR BLVD AND ROME BLVD
 Las Vegas, Nevada

NO.	DATE	DESCRIPTION

NO.	DATE	DESCRIPTION

CONCEPTUAL DESIGN
 PROJECT NUMBER: 8700SD
 PROJECT DATE: MARCH 29, 2023
 DATE:
 DRAWN BY:
 CHECKED BY:
 CONCEPTUAL DESIGN

SITE PLAN VERSION-7
AS.1