

# 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** [Signature]

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

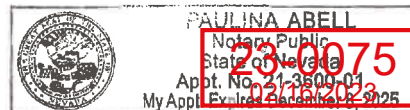
**Print Name** Michelle Merced

Subscribed and sworn before me

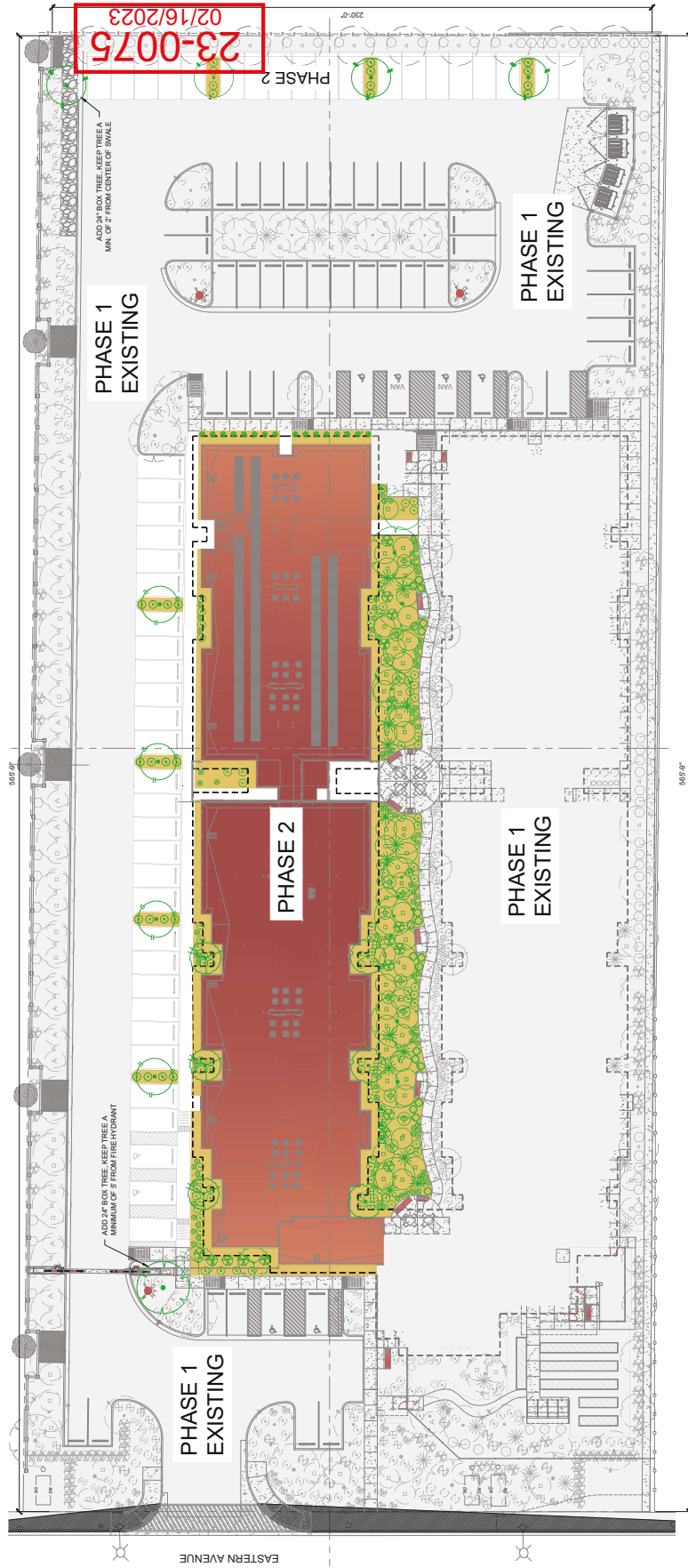
This 15 day of February, 20 23

Paulina Abell

Notary Public in and for said County and State





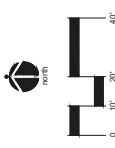




























**Types may change  
uses, if utilities,  
to be in conflict  
requirements such as  
encountered.**

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	3	4

<p><b>THE GOLDEN RULE SENIOR APARTMENTS</b>  <b>PHASE II</b>          Las Vegas, Nevada</p>	<p><b>PROJECT ARCHITECT:</b>          OB HALL, AIA</p>	<p><b>Project #:</b>          IDA-23-01-P</p>	<p><b>Date:</b>          February 10, 2023</p>
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PLANTING LEGEND - TREES							PLANTING LEGEND - SHRUBS, GROUNDCOVERS, AND GRASSES						
SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MIN. SIZE H X W X CAL	REMARKS	SYMBOL	QTY	SIZE	BOTANICAL NAME	COMMON NAME	MIN. SIZE	NOTES
	NA	EXISTING	DESERT MUSEUM PALO VERDE	EXISTING	EXISTING	STANDARD TRUNK		NA	EXISTING	LEUCOPHYLLUM X "NO BRAVO"	NEW GOLD LANTANA	EXISTING	TO REMAIN PROTECT IN PLACE
	NA	EXISTING	CERCIDIUM DESERT MUSEUM	EXISTING	STANDARD TRUNK	STANDARD TRUNK		NA	EXISTING	LANTANUM "WADKINS"	LANTANA	EXISTING	TO REMAIN PROTECT IN PLACE
	NA	EXISTING	ACACIA ANEURA	EXISTING	STANDARD TRUNK	STANDARD TRUNK		NA	EXISTING	HEPERALCE PARVIFLORA	RED YUCCA	EXISTING	TO REMAIN PROTECT IN PLACE
	NA	EXISTING	RED RUSH PIRTACHE	EXISTING	STANDARD TRUNK	STANDARD TRUNK		NA	EXISTING	TELEGIUM CHAMADERYS	COMPACT GERMANDER	EXISTING	TO REMAIN PROTECT IN PLACE
	NA	EXISTING	LAGERSTROMIA "RED"	EXISTING	STANDARD TRUNK	STANDARD TRUNK		NA	EXISTING	PITISOPORUM "WHEELERII"	DWARF MOCK ORANGE	EXISTING	TO REMAIN PROTECT IN PLACE
	NA	EXISTING	ACACIA STENOPHYLLA	EXISTING	STANDARD TRUNK	STANDARD TRUNK		17	5 GALLON	LANTANUM X "NO BRAVO"	PINK INDIAN HAWTHORN	EXISTING	TO REMAIN PROTECT IN PLACE
	7	24" BOX	RED RUSH PIRTACHE	EXISTING	STANDARD TRUNK	STANDARD TRUNK		55	5 GALLON	LANTANUM "WADKINS"	RED YUCCA	FULL	-
	5	24" BOX	LAGERSTROMIA "RED"	EXISTING	STANDARD TRUNK	STANDARD TRUNK		120	5 GALLON	HEPERALCE PARVIFLORA	COMPACT GERMANDER	FULL	-
	4	24" BOX	ACACIA ANEURA	EXISTING	STANDARD TRUNK	STANDARD TRUNK		42	5 GALLON	TELEGIUM CHAMADERYS	DWARF MOCK ORANGE	FULL	-
	3	24" BOX	CERCIDIUM DESERT MUSEUM	EXISTING	STANDARD TRUNK	STANDARD TRUNK		19	5 GALLON	DALEA CUTHBERTII "SIERRA GOLD"	SILVER GOLD DALLA	FULL	-
	7	24" BOX	ACACIA STENOPHYLLA	EXISTING	STANDARD TRUNK	STANDARD TRUNK		48	5 GALLON	ENOPHILA G "MINE NEW GOLD"	OUTBACK SUNSHINE BUSH	FULL	-
	5	24" BOX	LAGERSTROMIA "RED"	EXISTING	STANDARD TRUNK	STANDARD TRUNK		14	5 GALLON	NOLIMA MICROCARPA	BEAR GRASS	FULL	-
	4	24" BOX	CERCIDIUM DESERT MUSEUM	EXISTING	STANDARD TRUNK	STANDARD TRUNK		13	5 GALLON	TECOMA BELLS OF FIRE	RED BELLS	FULL	-

PLANTING LEGEND - TREES

PLANTING LEGEND - SHRUBS, GROUNDCOVERS, AND GRASSES

NOTES:

- TREES WITHIN 6' OF HARDSCAPE, OR BUILDINGS SHALL BE PLANTED WITH ROOT BARRIERS.
- ALL PLANTS WITH THE NOTATION "ENHANCED" SHALL USE THE ENHANCED BACKFILL MIX.
- CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND REFERENCES FOR ALL PLANTS.
- CONTRACTOR SHALL CALL "CALL BEFORE U DIG" FOR UTILITY LOCATIONS.
- ALL PLANTS SHALL BE PLANTED WITH PROPER SPACING AND SHALL BE RE-EVALUATED BY THE OWNERS' REP.
- KEEP ALL TREES IN CLEAR OF STREET LIGHTS.
- KEEP ALL TREES IN CLEAR OF STREET LIGHTS.
- TO A STREET SHALL BE PLANTED WITH A ROOT SHIELD.

SYMBOLS MAY BE ROTATED IN PLAN

PLANTING LEGEND - TREES

PLANTING LEGEND - SHRUBS, GROUNDCOVERS, AND GRASSES

# 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.
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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 OPTIMUM BOARD
F3	PAINTED OPTIMUM BOARD

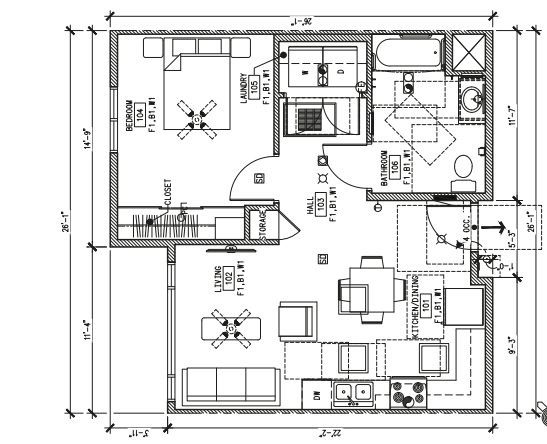
## Legend

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

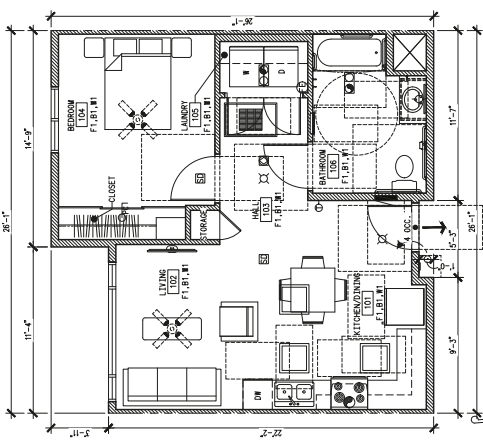
9000 127th Avenue NW  
Suite 100  
Maple Valley, WA 98149  
Phone: (206) 333-3333  
www.integrateddesign.com

## THE GOLDEN RULE SENIOR APARTMENTS PHASE II

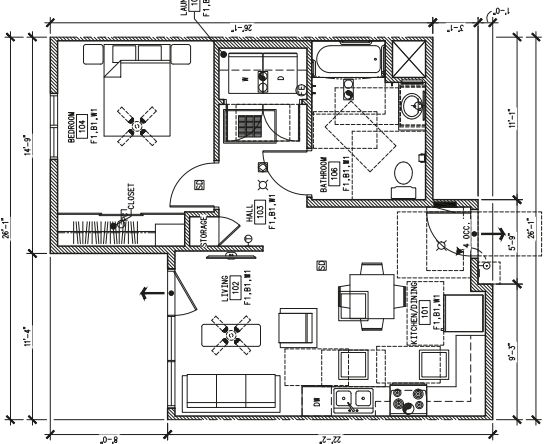
PROJECT ARCHITECT:	BOB HALL, AIA
PROJECT #:	IDA-2019-02
DATE:	February 15, 2023
UNIT FLOOR PLANS	
BY:	KD, JAV
FILE:	Acc. 1-BD Unit Plans.dwg
PLT/DWG:	21-100-00012-20-48 DWG
Sheet # of	A-0.0



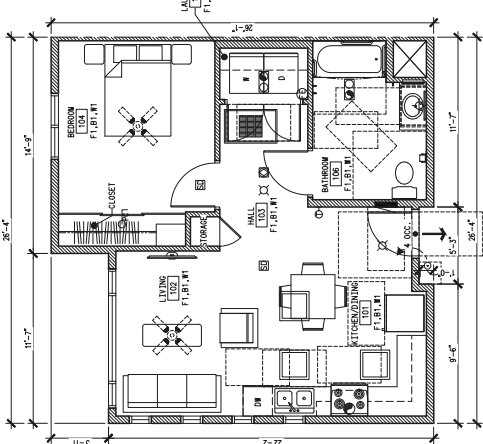
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84.5 GSF



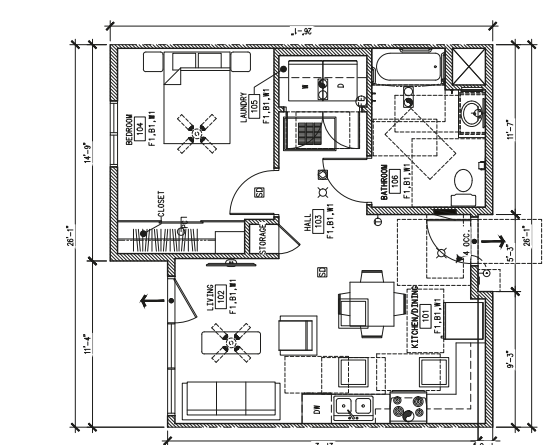
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85.1 GSF



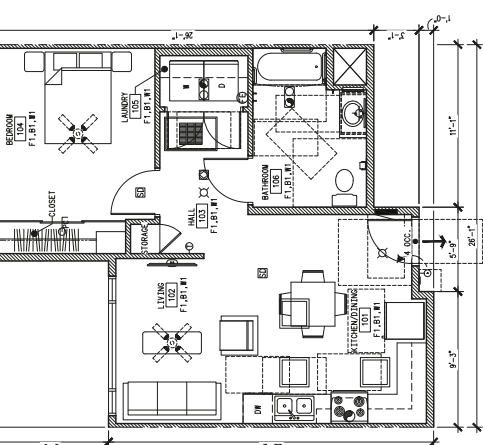
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83.0 GSF



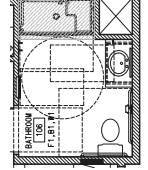
TYPE 1F  
NEW ACC. 1-BD UNIT PLAN  
85.1 GSF



TYPE 1A / 1AV  
1-BEDROOM UNIT PLAN  
83.1 GSF



TYPE 1D  
NEW 1-BEDROOM UNIT PLAN  
84.5 GSF



TYPE 1G  
ACC. 1-BD UNIT PLAN  
W/ ROLL-IN SHOWER  
6A

# 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. DOORBELLS AND CHIMES SHALL BE INSTALLED AT ACCESSIBLE UNITS ONLY.
2. DOORBELLS AND CHIMES SHALL BE INSTALLED AT ACCESSIBLE UNITS ONLY.
3. UNITS WITH ACCESSIBLE BATHS SHALL BE INSTALLED AT ACCESSIBLE UNITS ONLY.
4. VENTILATION ACCESS SHALL BE INSTALLED AT ACCESSIBLE UNITS ONLY.
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# Finish Schedule

FLOOR	FINISH
1ST	VINYL PLANK
2ND	PAINTED GYPSON BOARD
3RD	PAINTED GYPSON BOARD

# Legend

WALL	DOORS	ENTRANCE/EXIT	RECESS FLOOR AS REQUIRED FOR ROLL-IN SHOWER
WALL	DOORS	ENTRANCE/EXIT	RECESS FLOOR AS REQUIRED FOR ROLL-IN SHOWER
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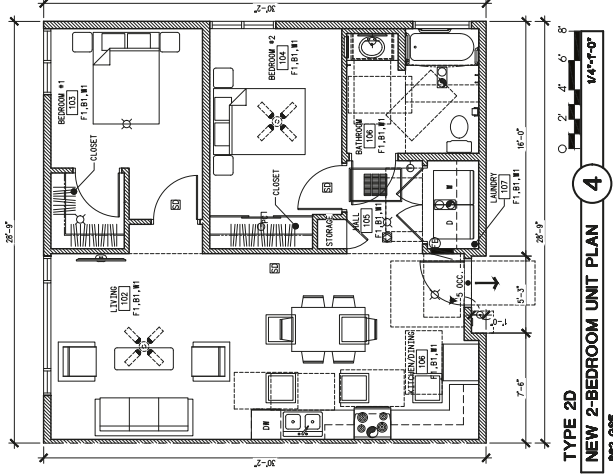
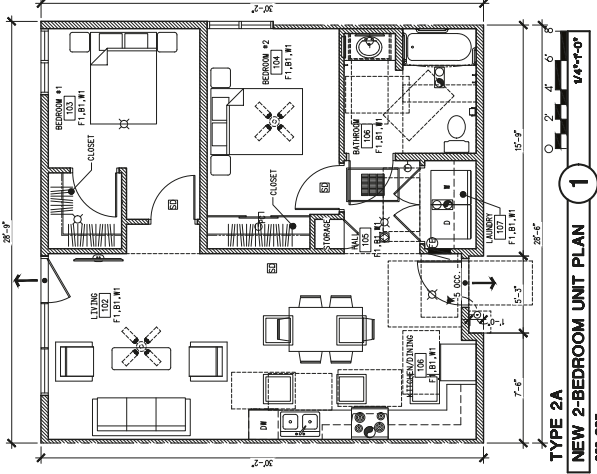
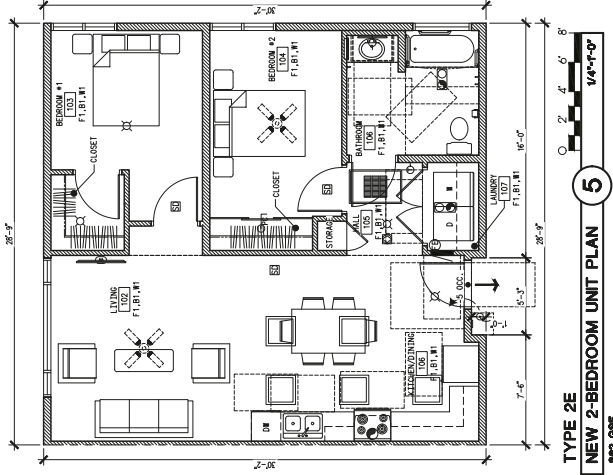
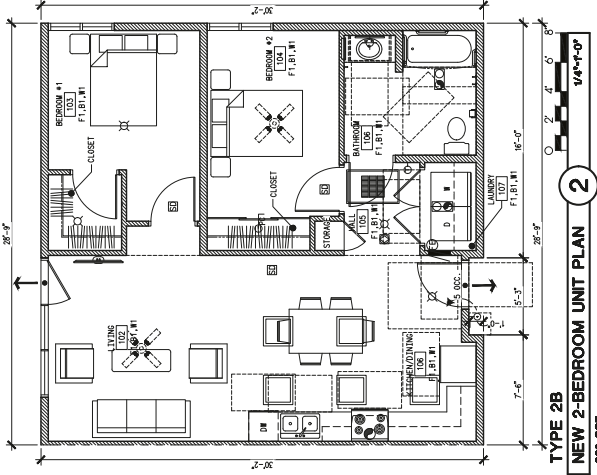
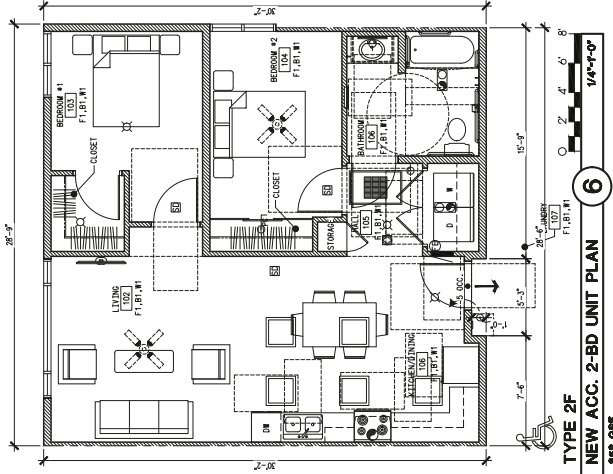
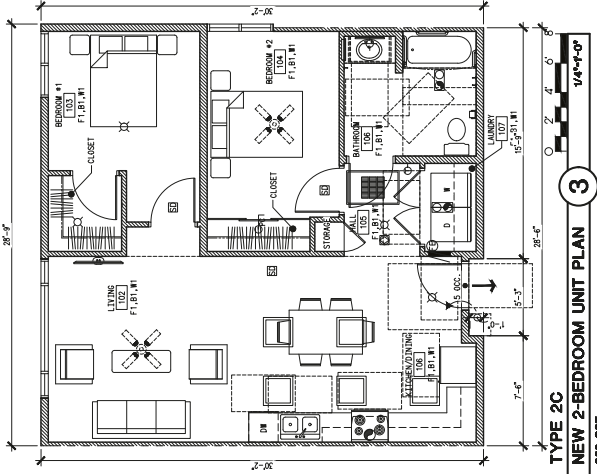
900 12TH AVENUE NW  
SUITE 100  
ALBUQUERQUE, NM 87102  
PH: 505.243.3800  
WWW.INTEGRATEDDESIGN.COM

PROJECT ARCHITECT:  
THE GOLDEN RULE SENIOR APARTMENTS  
PHASE II  
Las Vegas, Nevada

PROJECT #:  
GSA-2019-01  
DATE:  
February 15, 2023

UNIT FLOOR PLANS  
BOB HALL, AIA

Sheet #  
A-0.1



[illegible]

**Keyed Notes**

1. AUTOMATIC DOOR OPENER.
2. POINTING PLACES.
3. ALUMINUM STIFFER TYPICAL AT ALL EXTERIOR CONCOURSE DOORS.
4. INSULATED FIBER GLASS WITH ACCESSIBLE HARDWARE. TYPICAL AT ALL STAIR AND MAIN MECHANICAL SUPPORT ROOMS.

2. ROOM SENSORS IN ROOMS.
3. TYPICAL ROOM SENSORS IN ROOMS.
4. TYPICAL ROOM SENSORS IN ROOMS.
5. INSULATED METAL DOOR WITH ACCESSIBLE HINGES, TYPICAL AT ALL DOOR TYPES.
6. INSULATED METAL DOOR WITH ACCESSIBLE HINGES, TYPICAL AT ALL DOOR TYPES.
7. ROOM DOOR WITH ACCESSIBLE HINGES, TYPICAL AT ALL STORAGE CLOSETS.
8. ROOM DOOR WITH ACCESSIBLE HINGES, TYPICAL AT ALL STORAGE CLOSETS.
9. SOUTH AND NORTH ELEVATIONS TYPICAL AT ALL UNITS.
10. ALUMINUM RIM DOOR, DOUBLE FRAME, LOW-EMERGENCY WINDOWS, UNITED STATES AIR FORCE, 1960S.
11. COMB OVEN/GRILL/TOASTER DEFECTORS.
12. VINTAGE FLUORESCENT LIGHTING WITH TUBULAR LUMINOUS DECKS AND BUILDING MATERIALS.
13. MAINTENANCE AREA WITH P-LAM WORK CENTER AND OTHER SHELTERING EQUIPMENT.
14. MECHANICAL AREA WITH CENTRAL GAS WATER HEATERS AND STORAGE TANKS.
15. CLOSET-DROUGHT MONITORING AND SMOKE DETECTION SPRINKLERS.
16. FIRE DEPARTMENT SMOKE CONNECTION.
17. FIRE DEPARTMENT SMOKE CONNECTION.

Finish Schedule	
FLOOR	
F1	NEW VINYL PLANK
F2	NEW CONCRETE

BASE	
B1	NEW RUBBER
WALL	
W1	NEW GYPSUM BOARD, PAINTED
W2	NEW FRP

**Legend**

$$\text{---} \text{---} \text{---} \text{---} \text{---} \text{---} = \text{TRAVEL DISTANCE PATH}$$


↑  
Exit


1552

Occupant Load Calculations  
Reference IBC 2018 Table 1004.5

UNIT TYPE	UNIT DESCRIPTION	AREA (SQ. FT.)	FACTOR	OCC. LOADING
1A	THEROOM	631	200 GROSS	4
B	THEROOM	646	200 GROSS	5
15	ACCIDENT THEROOM	698	200 GROSS	4
2	THEROOM	698	200 GROSS	5
ROOM*	NAME	AREA (SQ. FT.)	OCC. LOADING	
107	MAIL	63	150 GROSS	1
134	FIRE RISER	2	300 GROSS	1
135	MAINTENANCE	91	300 GROSS	1
146	MECHANICAL #1	70	300 GROSS	1
146	MECHANICAL #2	70	300 GROSS	1
150	STORAGE A	35	200 GROSS	1
150	STORAGE B	35	200 GROSS	1
	GRAND TOTAL COMMON AREA TOTAL			6

▲	DATE	REVISIONS	▲	DATE	REVISIONS
1			3		
2			4		





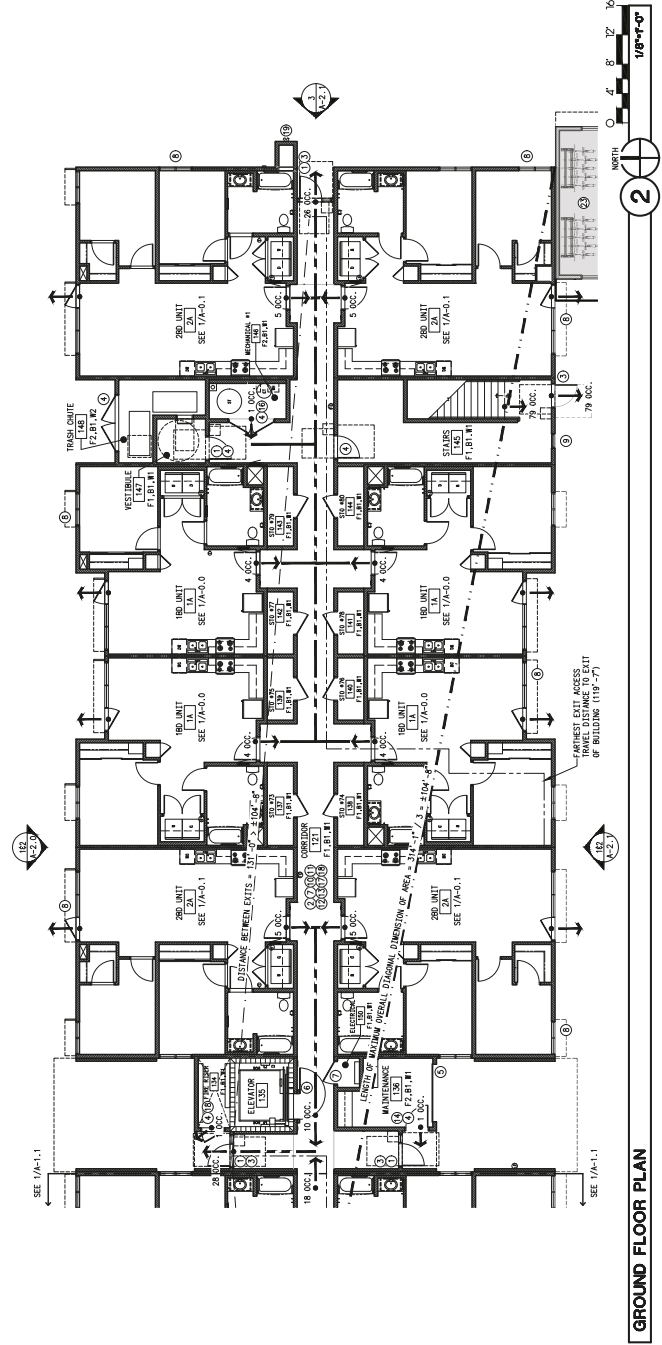
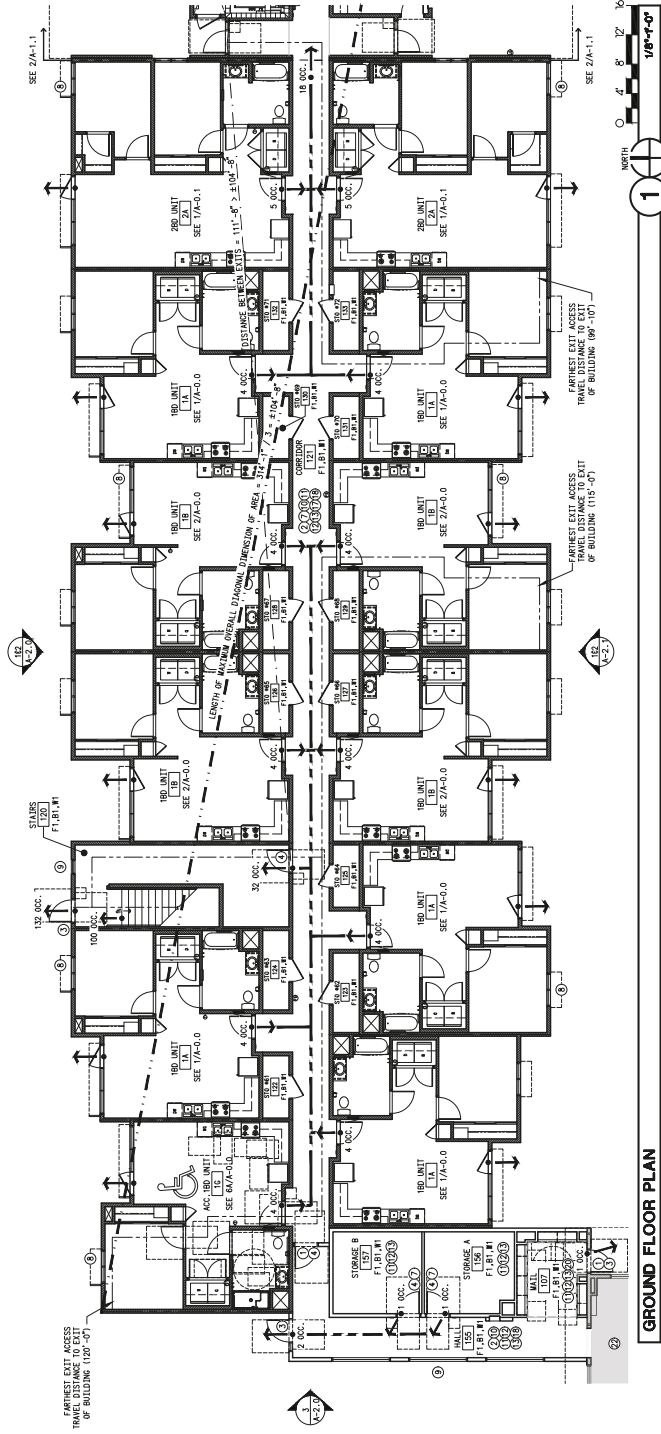
906 / 27 Pine Avenue SW  
 Atlanta, Georgia 30310  
 Tel 404.243.3499  
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## THE GOLDEN RULE SENIOR APARTMENTS

PROJECT ARCHITECT:	Project #:	DA-23-01-F
Las Vegas, Nevada		

## GROUND FLOOR BUILDING PLAN

By:	WB	Sheet of <b>A-1.1</b>
Title:	App_(A-1.0) Building Plans.dwg	
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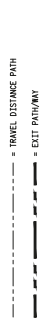


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## Finish Schedule

FLOOR	
F1	NEW VINYL PLANK
F2	NEW CONCRETE
BASE	
B1	NEW RUBBER
WALL	
W1	NEW GYPSUM BOARD, PAINTED
W2	NEW FRP

**Legend**





1552

Occupant Load Calculations  
Reference IBC 2018 Table 1004.5

UNIT	UNIT DESCRIPTION	AREA (SQ. FT.)	FACTOR	OCC. LOAD
1A	ADJ. VISUAL	631	200 GROSS	4
1B	ADJ. VISUAL	631	200 GROSS	4
1C	ADJ. VISUAL	645	200 GROSS	4
1D	ADJ. VISUAL	631	200 GROSS	4
2	ACCESSIBLE 1-BEDROOM	866	200 GROSS	5
2C	2-BEDROOM	866	200 GROSS	5
2D	2-BEDROOM	862	200 GROSS	5
2E	2-BEDROOM	862	200 GROSS	5
ROOM*	NAME	AREA (SQ. FT.)	FACTOR	OCC. LOAD
3A	3-BEDROOM	1027	200 GROSS	6
3B	3-BEDROOM	1027	200 GROSS	6
3C	3-BEDROOM	1027	200 GROSS	6
3D	3-BEDROOM	1027	200 GROSS	6
3E	3-BEDROOM	1027	200 GROSS	6
3F	3-BEDROOM	1027	200 GROSS	6
3G	3-BEDROOM	1027	200 GROSS	6
3H	3-BEDROOM	1027	200 GROSS	6
3I	3-BEDROOM	1027	200 GROSS	6
3J	3-BEDROOM	1027	200 GROSS	6
3K	3-BEDROOM	1027	200 GROSS	6
3L	3-BEDROOM	1027	200 GROSS	6
3M	3-BEDROOM	1027	200 GROSS	6
3N	3-BEDROOM	1027	200 GROSS	6
3O	3-BEDROOM	1027	200 GROSS	6
3P	3-BEDROOM	1027	200 GROSS	6
3Q	3-BEDROOM	1027	200 GROSS	6
3R	3-BEDROOM	1027	200 GROSS	6
3S	3-BEDROOM	1027	200 GROSS	6
3T	3-BEDROOM	1027	200 GROSS	6
3U	3-BEDROOM	1027	200 GROSS	6
3V	3-BEDROOM	1027	200 GROSS	6
3W	3-BEDROOM	1027	200 GROSS	6
3X	3-BEDROOM	1027	200 GROSS	6
3Y	3-BEDROOM	1027	200 GROSS	6
3Z	3-BEDROOM	1027	200 GROSS	6
4A	4-BEDROOM	1292	200 GROSS	7
4B	4-BEDROOM	1292	200 GROSS	7
4C	4-BEDROOM	1292	200 GROSS	7
4D	4-BEDROOM	1292	200 GROSS	7
4E	4-BEDROOM	1292	200 GROSS	7
4F	4-BEDROOM	1292	200 GROSS	7
4G	4-BEDROOM	1292	200 GROSS	7
4H	4-BEDROOM	1292	200 GROSS	7
4I	4-BEDROOM	1292	200 GROSS	7
4J	4-BEDROOM	1292	200 GROSS	7
4K	4-BEDROOM	1292	200 GROSS	7
4L	4-BEDROOM	1292	200 GROSS	7
4M	4-BEDROOM	1292	200 GROSS	7
4N	4-BEDROOM	1292	200 GROSS	7
4O	4-BEDROOM	1292	200 GROSS	7
4P	4-BEDROOM	1292	200 GROSS	7
4Q	4-BEDROOM	1292	200 GROSS	7
4R	4-BEDROOM	1292	200 GROSS	7
4S	4-BEDROOM	1292	200 GROSS	7
4T	4-BEDROOM	1292	200 GROSS	7
4U	4-BEDROOM	1292	200 GROSS	7
4V	4-BEDROOM	1292	200 GROSS	7
4W	4-BEDROOM	1292	200 GROSS	7
4X	4-BEDROOM	1292	200 GROSS	7
4Y	4-BEDROOM	1292	200 GROSS	7
4Z	4-BEDROOM	1292	200 GROSS	7
5A	5-BEDROOM	1557	200 GROSS	8
5B	5-BEDROOM	1557	200 GROSS	8
5C	5-BEDROOM	1557	200 GROSS	8
5D	5-BEDROOM	1557	200 GROSS	8
5E	5-BEDROOM	1557	200 GROSS	8
5F	5-BEDROOM	1557	200 GROSS	8
5G	5-BEDROOM	1557	200 GROSS	8
5H	5-BEDROOM	1557	200 GROSS	8
5I	5-BEDROOM	1557	200 GROSS	8
5J	5-BEDROOM	1557	200 GROSS	8
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5N	5-BEDROOM	1557	200 GROSS	8
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5P	5-BEDROOM	1557	200 GROSS	8
5Q	5-BEDROOM	1557	200 GROSS	8
5R	5-BEDROOM	1557	200 GROSS	8
5S	5-BEDROOM	1557	200 GROSS	8
5T	5-BEDROOM	1557	200 GROSS	8
5U	5-BEDROOM	1557	200 GROSS	8
5V	5-BEDROOM	1557	200 GROSS	8
5W	5-BEDROOM	1557	200 GROSS	8
5X	5-BEDROOM	1557	200 GROSS	8
5Y	5-BEDROOM	1557	200 GROSS	8

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2			4		

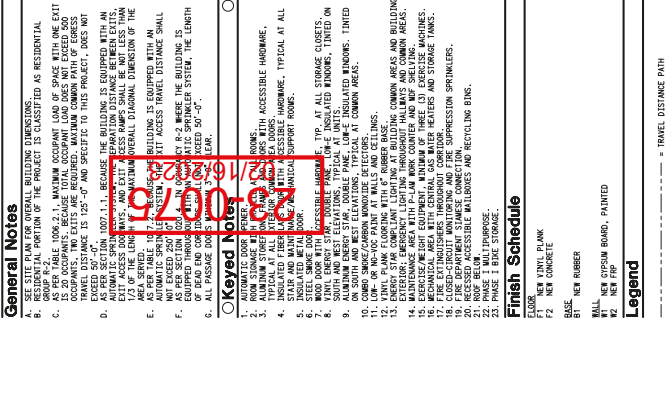




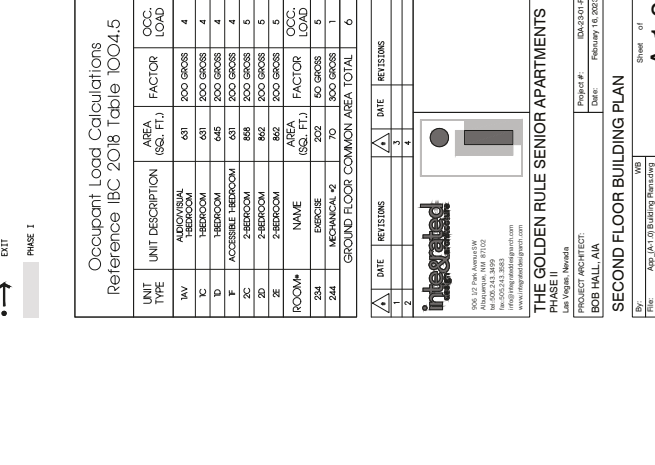
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<p><b>THE GOLDEN RULE SENIOR APARTMENTS</b>  <b>PHASE II</b>          Las Vegas, Nevada</p>	<p><b>PROJECT ARCHITECT:</b></p>	<p><b>Project #:</b> IDA-23-01-#</p>
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Tab:	A-1.2	
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1. ☐ **Yes**      2. ☐ **No**      3. ☐ **Don't know**      4. ☐ **Refuse to answer**      5. ☐ **Other**



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**FLOOR**  
F1 NEW VINYL PLANK  
F2 NEW CONCRETE

**BASE**  
B1 NEW RUBBER

**WALL**  
W1 NEW GYPSUM BOARD, PAINTED  
W2 NEW FRP


**Legend**

----- = TRAVEL DISTANCE PATH  
 ===== = EXIT PATH/WAY

# Occupant Load Calculations

## Reference IBC 2018 Table 1004.5

UNIT TYPE	UNIT DESCRIPTION	AREA (SQ. FT.)	AREA FACTOR	OCC. LOAD	DATE	RETURNS	DATE	RETURNS
1C	1-BEDROOM	631	200 SGR028	4				
1D	1-BEDROOM	645	200 SGR028	4				
2C	2-BEDROOM	868	200 SGR028	5				
2D	2-BEDROOM	862	200 SGR028	5				
2E	2-BEDROOM	862	200 SGR028	5				
3	ACCESSORY 2-BEDROOM	862	200 SGR028	5				
ROOM#	MECHANICAL	AREA	FACTOR	OCC. LOAD				
3AB	MECHANICAL #3	70	500 SGR031	1				



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Sacramento, CA 95811  
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### THIRD FLOOR BUILDING PLAN

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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.
4. BUILDING GRAPHIC: 3x6x1/2" LUMBER, LIGHT PINK, 1/4" THICK.
5. BUILDING GRAPHIC: 3x6x1/2" LUMBER, LIGHT PINK, 1/4" THICK.
6. ENERGY STAR DOUBLE FRAME, LOW-E INSULATED WINDOWS, TINTED ON SOUTH ELEVATION.
7. ALUMINUM STORMDOOR TYPICAL AT ALL COMMON AREAS.
8. ALUMINUM STORMDOOR 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. STAIRCASE CONNECTION.

Legend

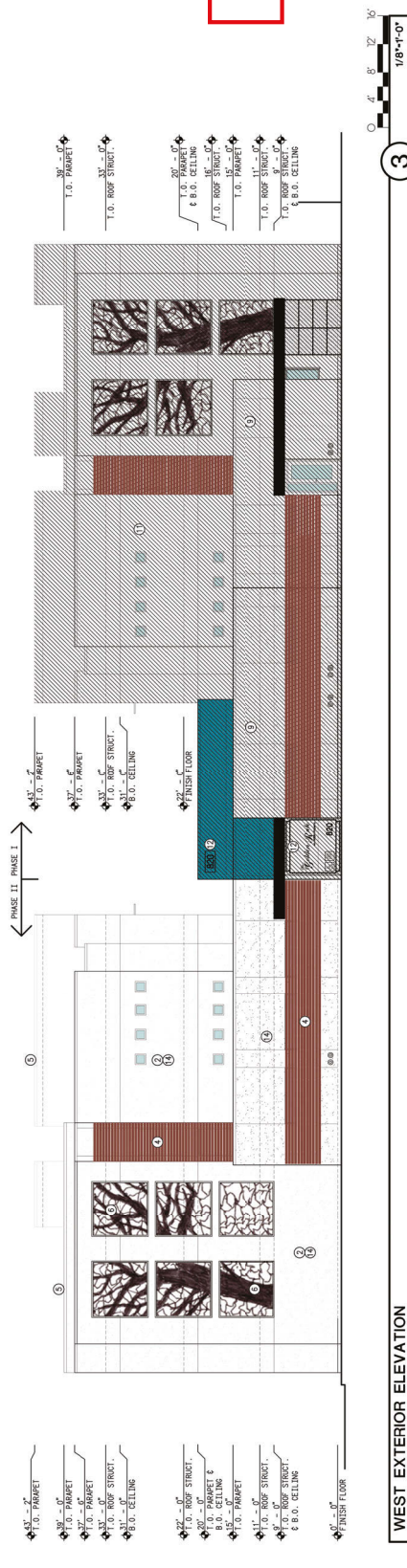
PHASE I



NORTH EXTERIOR ELEVATION



NORTH EXTERIOR ELEVATION



WEST 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 #:

IDA-23-01-P

Date:

February 16, 2023

EXTERIOR ELEVATIONS

By:

KO, AIA

File:

App. (A-2.0) Exterior Elevations.dwg

Plot Date:

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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 35'-0" IN HEIGHT, MEASURED TO THE TOP OF ROOF CAPING FOR A BUILDING WITH A FLAT ROOF.

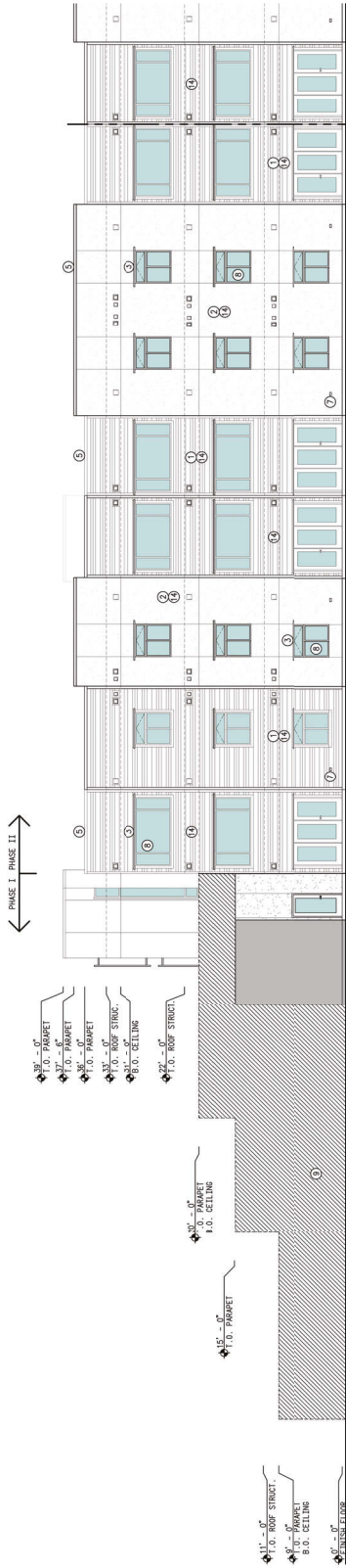
Keyed Notes

1. HARDIE BOARD SIDING.
2. METAL SHINGLES 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/4.000.
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



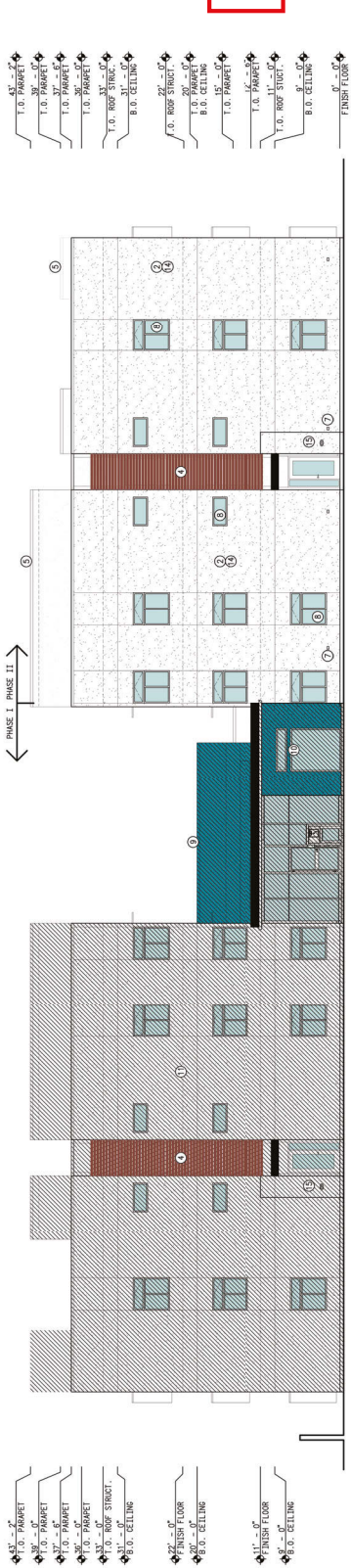
PHASE I



SOUTH EXTERIOR ELEVATION



SOUTH EXTERIOR ELEVATION



EAST EXTERIOR ELEVATION

DATE	REVISIONS	DATE	REVISIONS
1	2	3	4

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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: KJ, AK  
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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

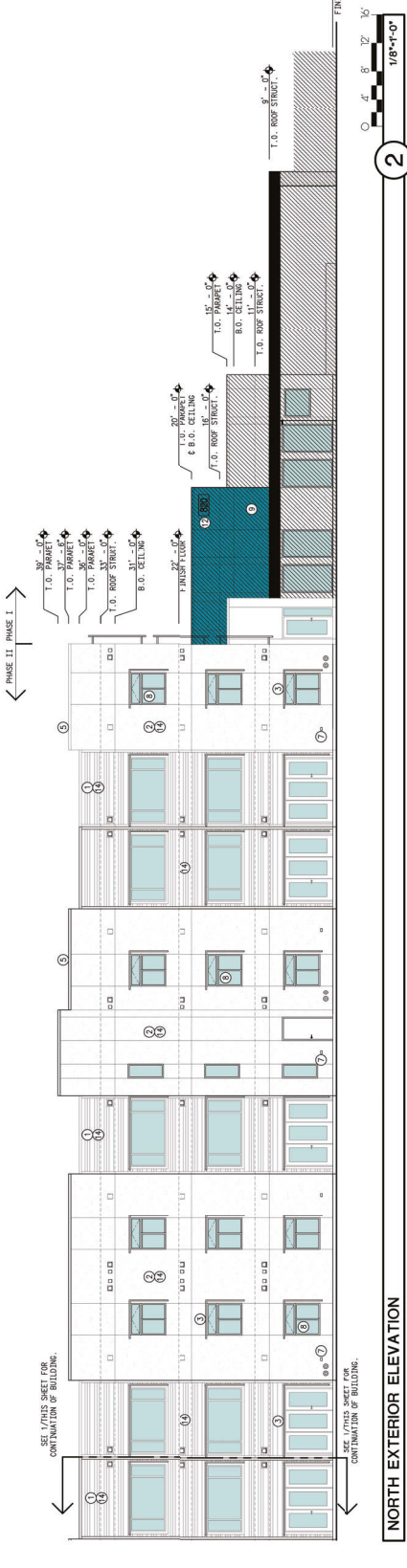
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2. METAL SHINGLES OPERATING AT NORTH AND SOUTH ELEVATION UNIT.
3. METAL BELLS AT COMMON AREA WINDOWS, SURFACE PAINT COLOR, SHERWIN WILLIAMS SW602.
4. BUILDING GRAPHIC: 3x6x1/2" LUMBER, LIGHT PINK, 1/4" THICK.
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14. SURFACE PAINT COLOR, SHERWIN WILLIAMS SW602 EXTRA WHITE.
15. STAIRCASE CONNECTION.

Legend

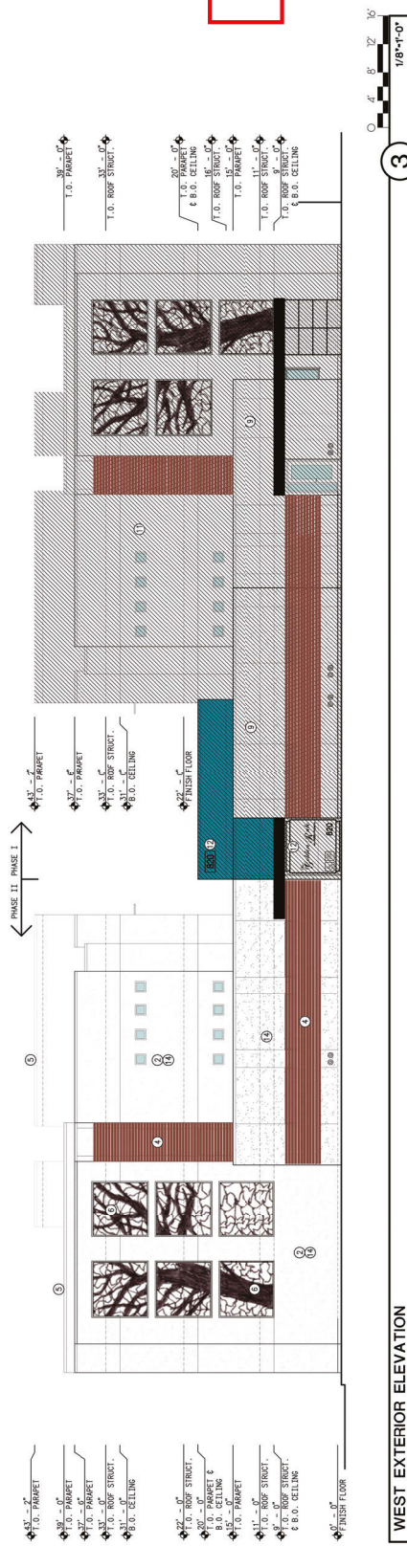
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NORTH EXTERIOR ELEVATION



NORTH EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION

DATE	REVISIONS	DATE	REVISIONS
1	2	3	4

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23-0075  
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THE GOLDEN RULE SENIOR APARTMENTS

PHASE II

Las Vegas, Nevada

PROJECT ARCHITECT:

BOB HALL, AIA

Project #:

IDA-23-01-P

Date:

February 16, 2023

EXTERIOR ELEVATIONS

By:

KO, AIA

File:

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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 35'-0" IN HEIGHT, MEASURED TO THE TOP OF ROOF CAPING FOR A BUILDING WITH A FLAT ROOF.

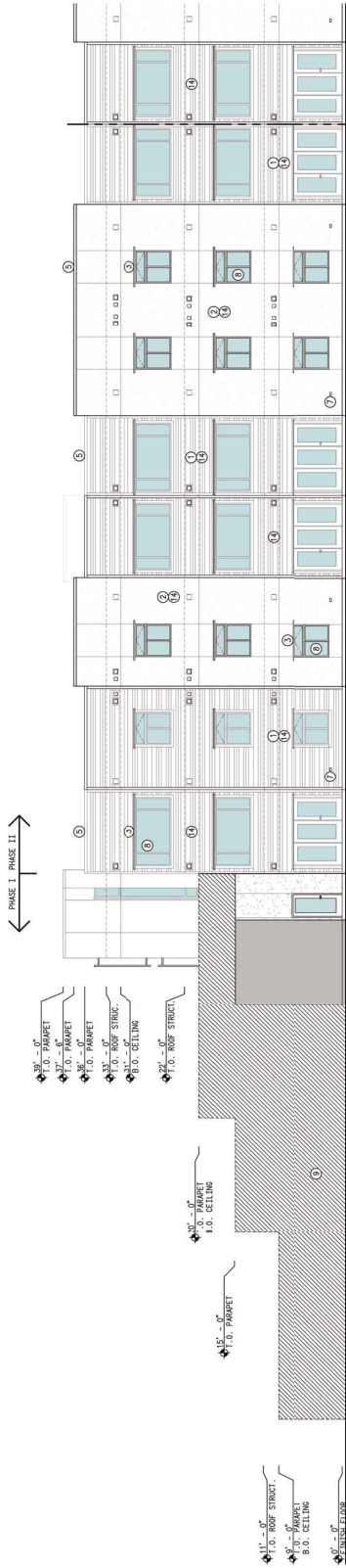
Keyed Notes

1. HARDIE BOARD SIDING.
2. METAL SHINGLES 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.
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13. SURFACE PAINT COLOR, SHERWIN WILLIAMS SW602 OUTLINE.
14. SURFACE PAINT COLOR, SHERWIN WILLIAMS SW602 EXTRA WHITE.
15. SWANSE CONNECTION.

Legend



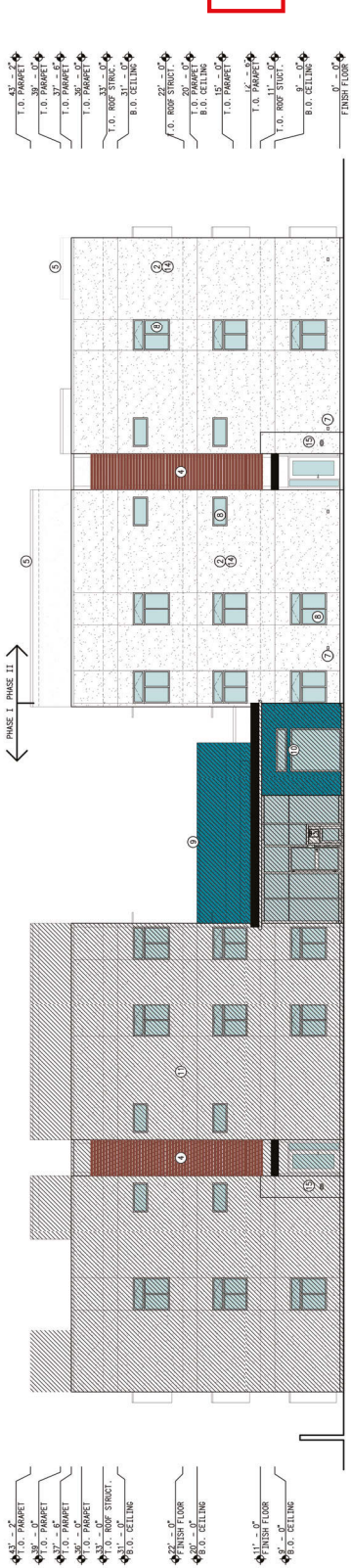
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SOUTH EXTERIOR ELEVATION



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

PROJECT ARCHITECT:  
BOB HALL, AIA

PROJECT #:  
IDA-23-01-P

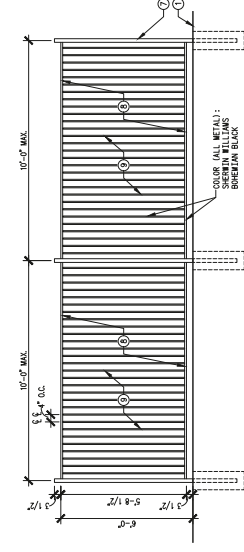
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February 16, 2023

EXTERIOR ELEVATIONS

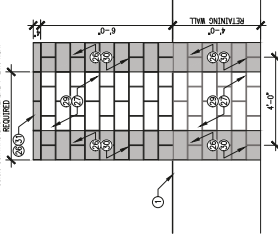
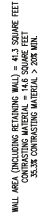
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☐ **Keyed Notes**

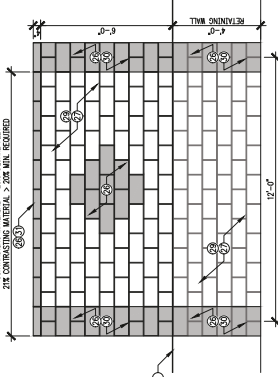
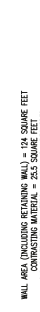
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2. 1" DIA. STEEL PLATE  
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5. 2.5" DIA. STEEL PLATE  
6. COVERAGE ON ALL SIZES MANUFACTURER / FABRICATOR APPLIED POWER COAT.  
7. PERMANENT METAL SCREEN TO MATCH OTHER INSTALLATIONS THROUGHOUT THE  
8. 2" DIA. SQUARE  
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100. 1" DIA. SQUARE



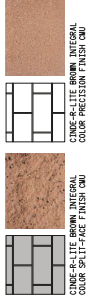
1B - GATE ELEVATION



**2C - 4'-0" CMU WALL SEGMENT**

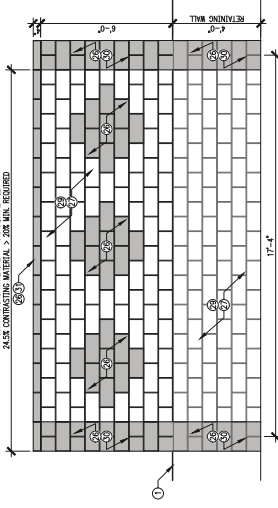
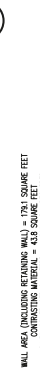


**2B - 12'-0" CMU WALL SEGMENT**



**2A - CMU WALL SITE PHOTO**

**PHASE I CMU WALL (NORTH PROPERTY LINE)**



**2D - 17'-4" CMU WALL SEGMENT**

2



**EXISTING CHAINLINK FENCE (EAST PROPERTY LINE). PHOTOS LOOKING GENERALLY EAST**



4A - CMU WALL  
(VIEWS FROM ADJACENT PROPERTY LOOKING GENERALLY NORTH)

4B - CMU WALL  
(VIEW8 FROM SITE LOOK)


## GENERALLY SOUTH

**4C - WROUGHT IRON FENCE**  
(VIEWS FROM ADJACENT PROPERTY LOOK

---

**4C - WROUGHT IRON FENCE**  
(VIEWS FROM ADJACENT PROPERTY LOOKING GENERALLY NORTH)

★	DATE	REVISED	★	DATE	REVISED
1			3		
2			4		



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## THE GOLDEN RULE SENIOR APARTMENTS

**PHASE II**  
Las Vegas, Nevada

PROJECT ARCHITECT:	Project #:
DA-2301.P	

BOB HALL, AIA	DATE: February 16, 2023
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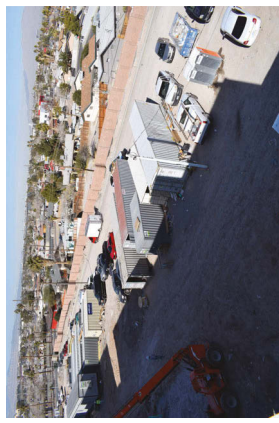
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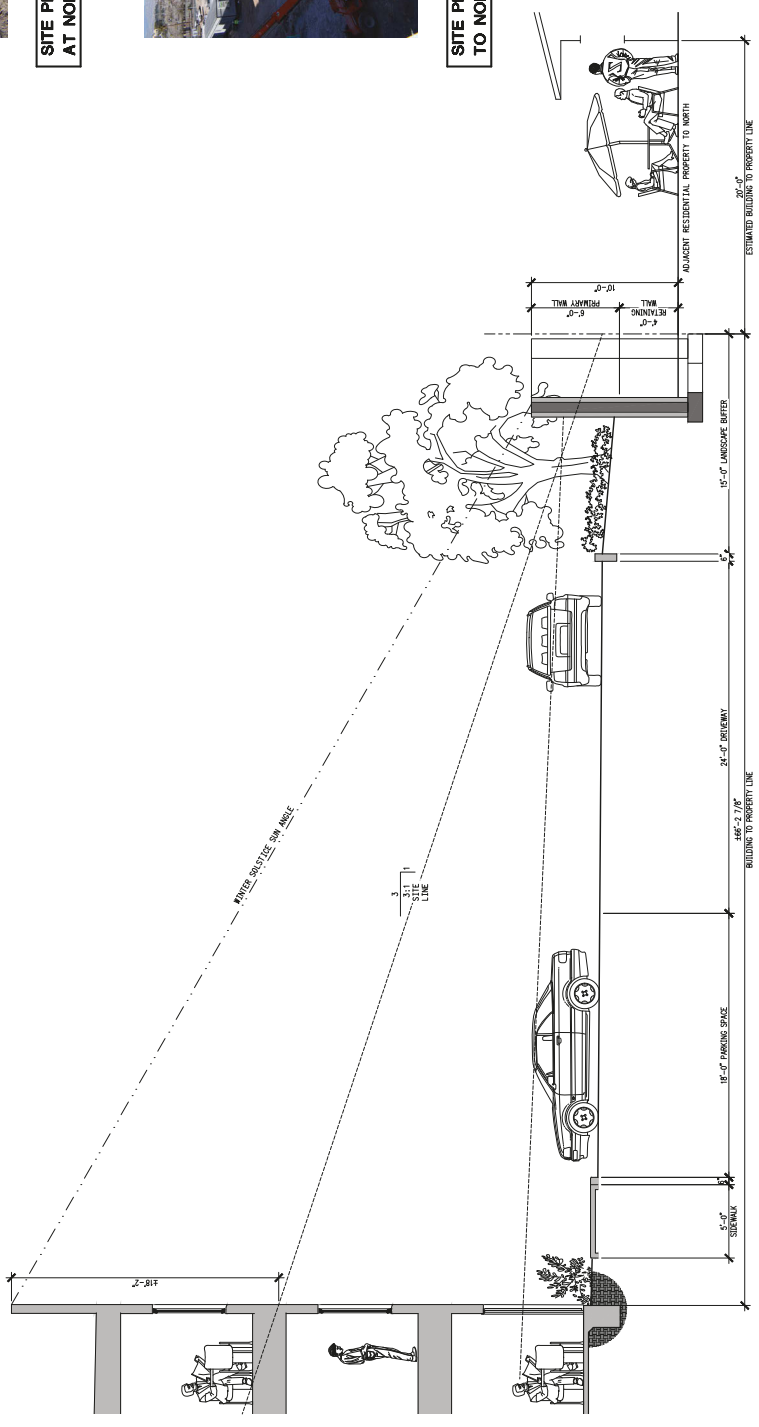
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2 SITE PHOTOS - PHASE I CMU WALL AT NORTH PROPERTY LINE



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	
4			

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**THE GOLDEN RULE SENIOR APARTMENTS**  
PHASE II  
Las Vegas, Nevada  
PROJECT ARCHITECT:  
**BOB HALL, AIA**  
DATE: February 15, 2023

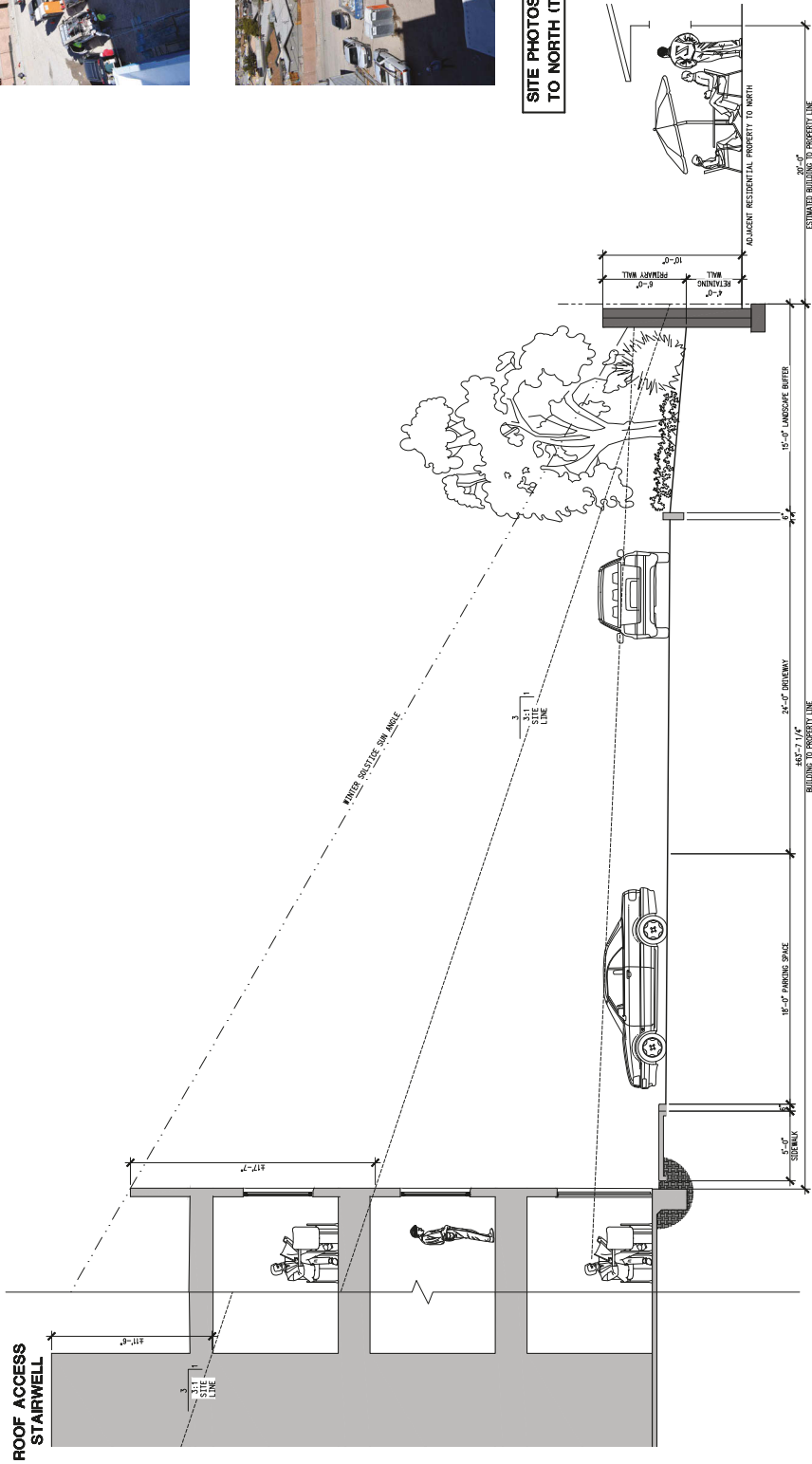
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2 SITE PHOTOS - ADJACENT PROPERTIES TO NORTH (TAKEN FROM PHASE I ROOF)



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

DATE	REVISIONS	DATE	REVISIONS
2		3	
4			

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**THE GOLDEN RULE SENIOR APARTMENTS  
 PHASE II**

PROJECT ARCHITECT:  
 Las Vegas, Nevada  
**BOB HALL, AIA**

Project #:  
 IDA-23-01  
 Date:  
 February 15, 2023

**SITE DETAILS**

By:  
 AD, AK  
 File:  
 AS-3.1  
 PLOT DATE:  
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