

PRELIMINARY
NOT FOR
CONSTRUCTION

Sunset Apartments
West Sunset Road between Grand Canyon and Fort Apache
Clark County, Nevada

PROJECT DATA

SITE DATA:

ADDRESS: SUNSET BETWEEN GRAND CANYON AND FORT APACHE
LAS VEGAS, NEVADA

SITE AREA: (GROSS) 460,908 S.F. / 10.581 ACRES

ZONING: R-3

PROPOSED USE: MULTIFAMILY RESIDENTIAL

BUILDING HEIGHT: 32'-0" (2-STORY)

DENSITY (GROSS): ALLOWED: 18 UNITS PER ACRE
PROVIDED: 18 UNITS PER ACRE

LANDSCAPE AREA/OPEN SPACE REQUIRED: 38,000 S.F. (.87 ACRES)
(100 S.F. PER UNIT)

LANDSCAPE AREA/OPEN SPACE PROVIDED: 83,684 S.F. (1.92 ACRES)

BUILDING AREA:

BLDG NO.	GROSS 1ST FLR AREA	# OF BLDGS	GROSS 1ST FLR
BLDG. 1	9,936 S.F.	2	19,872 S.F.
BLDG. 2	7,826 S.F.	4	31,304 S.F.
BLDG. 3	10,759 S.F.	5	53,795 S.F.
LOFT 1	1,200 S.F.	2	2,400 S.F.
LOFT 2	2,407 S.F.	6	14,442 S.F.
CLUBHOUSE	7,847 S.F.	1	7,847 S.F.
TOTAL:		20	129,660 S.F.

BLDG NO.	GROSS BLDG AREA	# OF BLDGS	TOTAL AREA
BLDG. 1	19,872 S.F.	2	39,744 S.F.
BLDG. 2	15,652 S.F.	4	62,608 S.F.
BLDG. 3	21,518 S.F.	5	107,590 S.F.
LOFT 1	2,410 S.F.	2	4,820 S.F.
LOFT 2	4,835 S.F.	6	29,010 S.F.
CLUBHOUSE	7,847 S.F.	1	7,874 S.F.
TOTAL:		20	251,646 S.F.

UNIT MIX & AREA:

UNIT TYPE	LIVABLE AREA	# UNITS	TOTAL LIVABLE AREA
UNIT A (1B-1B)	739 S.F.	16	11,824 S.F.
UNIT B (1B-1B)	777 S.F.	64	49,728 S.F.
UNIT C (2B-2B)	947 S.F.	40	37,880 S.F.
UNIT D (2B-2B)	1,187 S.F.	40	47,480 S.F.
UNIT E (3B-3B)	1,259 S.F.	16	20,128 S.F.
UNIT L1	1,216 S.F.	14	17,024 S.F.
TOTAL:		190 UNITS	184,064 S.F.

PARKING:

REQUIRED:

1.5 STALLS PER 1 BDRM = 80 UNITS X 1.25 STALLS = 100 P.S.

1.75 STALLS PER 2 BDRM = 94 UNITS X 1.75 STALLS = 165 P.S.

2 STALLS PER 3 BDRM = 16 UNITS X 1.75 STALLS = 28 P.S.

GUEST .2 STALLS PER UNIT = 190 UNITS X .2 = 38 P.S.

TOTAL REQUIRED PARKING = 331 P.S.

PROVIDED:

GARAGE ADA STALL (70 X 2% = 1.4 P.S.) 2 P.S.

GARAGE 66 P.S.

CARPOR/COVERED ADA STALLS (176 X 2% = 3.5 P.S.) 4 P.S.

CARPOR/COVERED 172 P.S.

UNCOVERED/OPEN ADA STALLS (87 X 2% = 1.7 P.S.) 2 P.S.

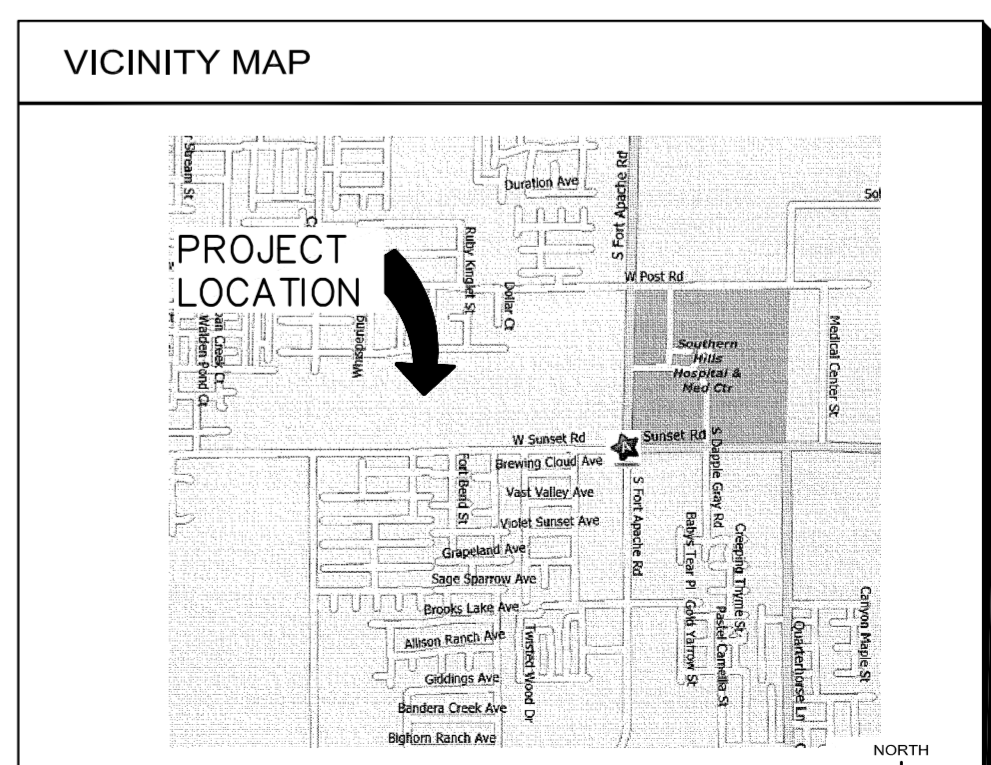
UNCOVERED/OPEN 85 P.S.

TOTAL PROVIDED 331 P.S.

ACCESSIBLE STALLS PROVIDED IN TOTAL COUNT = 8 P.S.

SYMBOL SCHEDULE

	28' INSIDE TURNING RADIUS		ACCESSIBLE UNIT/PARKING
	52' OUTSIDE TURNING RADIUS		ACCESSIBLE ROUTE
	BUILDING NUMBER		PEDESTRIAN CROSSWALK
	BUILDING TYPE		FIRE RISER & FDC LOCATION
	STANDARD PARKING STALLS		



REVISIONS:

1	-
2	-
3	-
4	-
5	-

JOB NO: 08-038
DATE: October 14, 2008
SCALE: 1" = 40'-0"
SHEET NO:

A1.1

