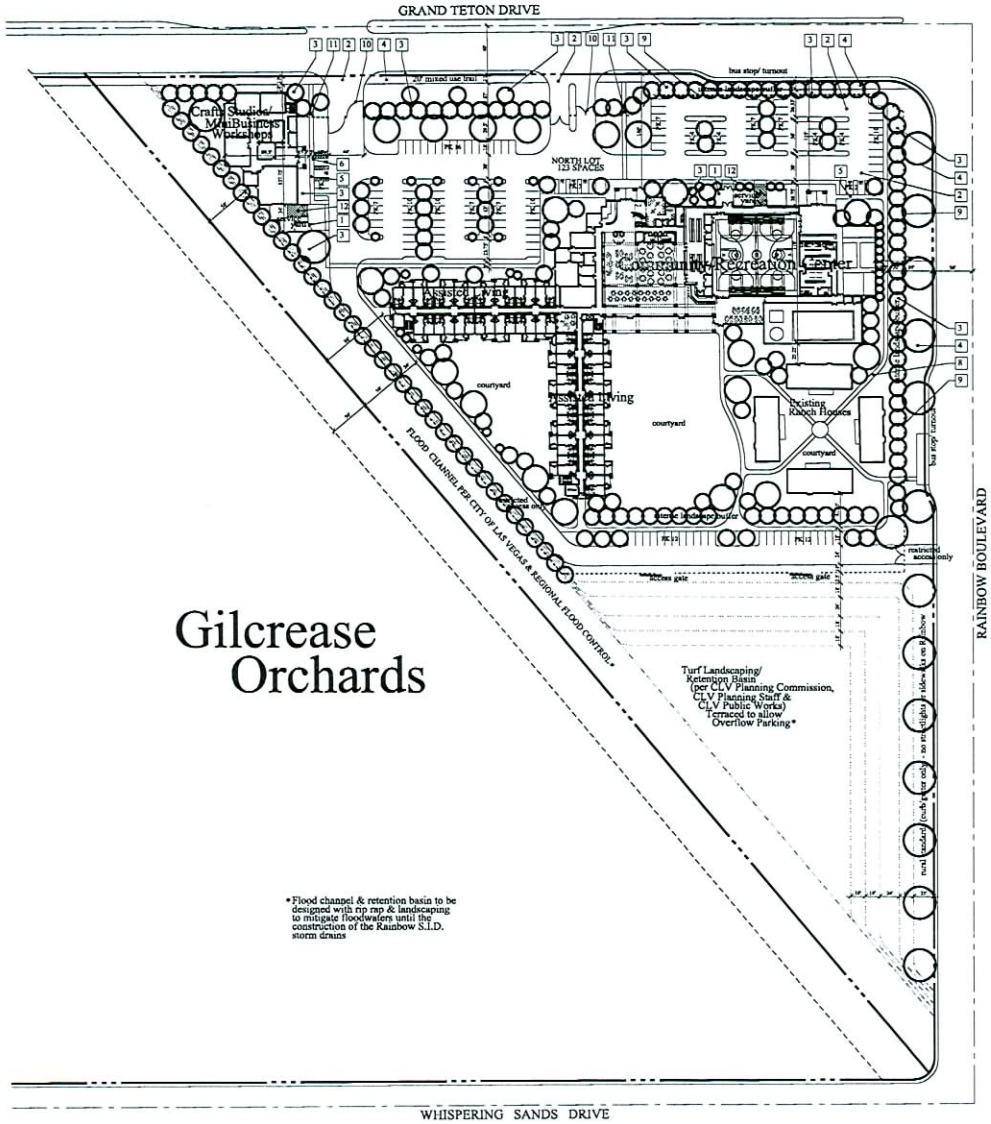

1 CONCEPTUAL SITE & LANDSCAPING PLAN

SCALE: 1" = 60'-0"

KEYNOTES

#	description
1	6'-0" HIGH CONCRETE BLOCK TRASH ENCLOSURE WITH PAIR OF STEEL TUBE GATES WITH STAMPED METAL BACKING AND LIFT PIN LOCK/LATCH
2	2" A.C. PAVING
3	LANDSCAPED AREA - BY OTHERS
4	SIDEWALK CURB & GUTTER
5	4" CONCRETE SIDEWALK W/ROCKSALT FINISH
6	FLUSH OUT SIDEWALK WITH PAVING FOR HANDICAP ACCESS
7	HANDICAP ACCESS AISLE
8	HANDICAP ACCESSIBLE ROUTE
9	DECORATIVE 6' FENCE/WALL
10	DECORATIVE AUTOMATIC GATES
11	DECORATIVE MAN GATE
12	15' x 25' LOADING ZONE

PROJECT DATA

EXISTING ZONING:	GP-DR/U ZONING
REQUIRED ZONING:	GP-L/PD ZONING
EXISTING USE:	RESIDENTIAL HOUSING
PROPOSED USE:	ASSISTED LIVING/ COMMUNITY RECREATIONAL CENTER

AREA SUMMARY:

	AREA
ASSITED LIVING APARTMENTS:	49,912 S.F.
EXISTING RESIDENTIAL HOUSING:	9,905 S.F.
COMMUNITY REC. CENTER:	71,626 S.F.
MINI-BUSINESS/WORKSHOP	10,582 S.F.
TOTAL BUILDING AREA:	142,025 S.F.

PARKING SUMMARY:

	FACTOR	PKG. REQ.
SENIOR CITIZEN APT.:	1/UNIT+1 GUEST/5 UNITS	68
RESIDENTIAL HOUSING:	2/UNIT	8
COMMUNITY REC. CENTER:	1/200 GFA	359
MINI-BUSINESS/WORKSHOP	1/250 GFA	43
TOTAL PARKING REQUIRED:		478

PARKING PROVIDED:	147 STANDARD SPACES (PER CITY OF LAS VEGAS PLANNING COMMISSION)
TOTAL SITE AREA:	655,314 S.F. (15.05 A.C.) - net 775,989 S.F. (17.81 A.C.) - gross
BUILDING COVERAGE:	21.7%
APN#: 125-155-01-002	

LOCATION

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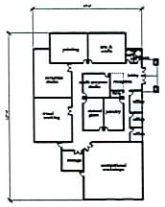
revisions

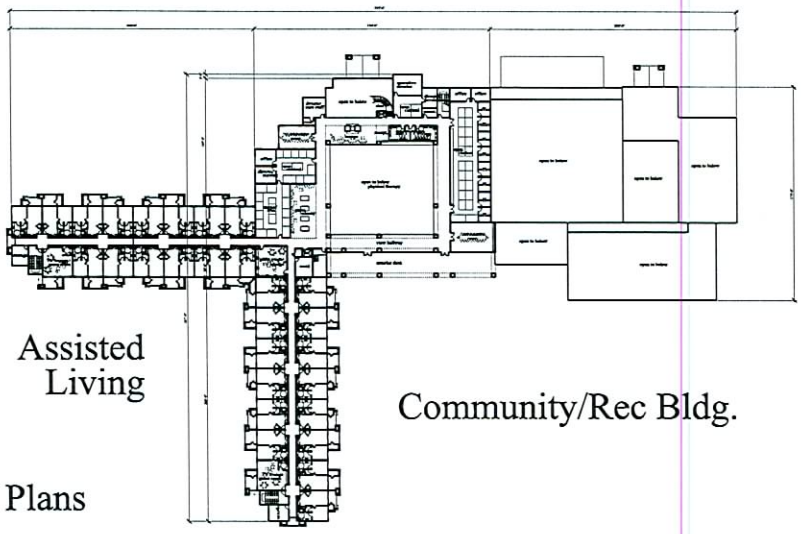
john paul burke, architect
3471 W. OQUENDO RD. #901 LAS VEGAS, NV 89118 (702)875-4583

New Vista Community
Assisted Living Residential Units/
Community & Recreational Center
City of Las Vegas Nevada

date	1/15/06
proj. no.	2005-11
drwn. by	
chkd. by	
sheet no.	A1



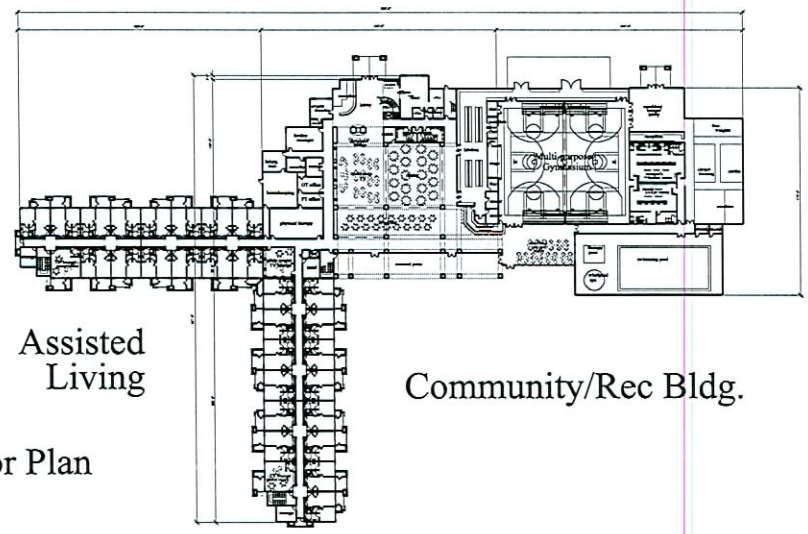
MiniBusiness Workshops



Assisted Living

Community/Rec Bldg.

1st Floor Plans



Assisted Living

Community/Rec Bldg.

2nd Floor Plan

Area Summary

AL:	ASSISTED LIVING APARTMENTS (56 UNITS)	49,912 S.F.
Wk:	CRAFTS STUDIOS/ MiniBusiness Workshops	10,582 S.F.
1st FLOOR COMMUNITY/REC CENTER		
A:	LOBBY/ RECEPTION/DINING MULTI-PURPOSE/BREAKFAST	15,583 S.F.
B:	PHYSICAL THERAPY/OT/ HOUSEKEEPING/OFFICES	5,493 S.F.
C:	KITCHEN	4,742 S.F.
D:	MULTI-PURPOSE GYMNASIUM	9,930 S.F.
E:	POOL/FITNESS/LOCKER ROOMS SNACK BAR/LOBBIES	19,269 S.F.
	SUBTOTAL:	55,017 S.F.
2nd FLOOR COMMUNITY/REC CENTER		
F:	NURSING/CARE STAFF OFFICES	5,823 S.F.
G:	CORPORATE OFFICES	10,786 S.F.
	SUBTOTAL:	16,609 S.F.
	COMMUNITY/REC CENTER BLDG. TOTAL:	71,626 S.F.
	GRAND TOTAL NEW BUILDING AREA:	132,120 S.F.

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1 FLOOR PLANS
SCALE: 1" = 40'-0"

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3471 W. OQUENDO RD. #301 LAS VEGAS, NV 89118 (702)876-4863

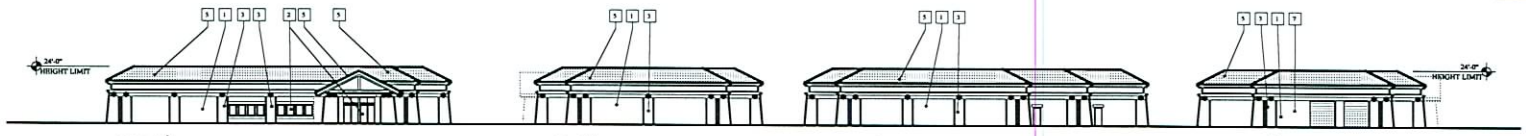
New Vista Community
Assisted Living Residential Units/
Community & Recreational Center
City of Las Vegas Nevada

date 10/19/06
proj. no. 2005-51
drwn. by
chkd. by

sheet no. A2

KEYNOTES

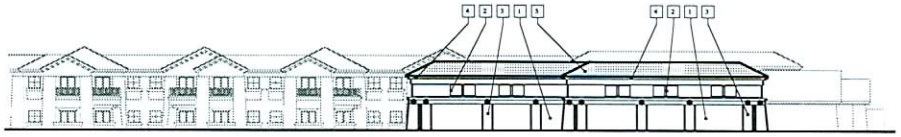
#	description
1	SYNTHETIC STUCCO FINISH SYSTEM ON/HEATHING AND 2X FRAMING
2	ALUMINUM STOREFRONT DOOR OR WINDOW
3	CULTURED STONE VENEER
4	STUCCO FASCIA
5	STANDING SEAM METAL ROOF
6	DECORATIVE METAL RAILING
7	ROLL-UP METAL DOOR



east north west south

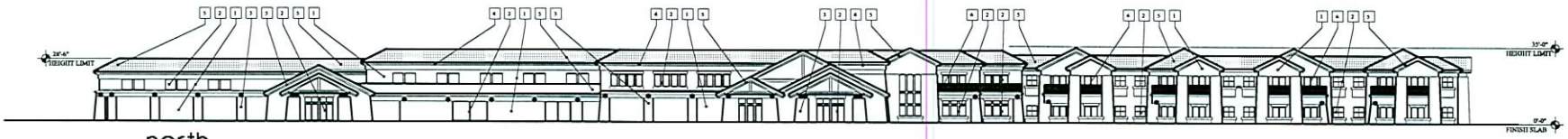
MiniBusiness Workshops

south



east

west



north

Community/Recreation Building & Assisted Living

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1 ELEVATIONS
SCALE: 1" = 20'-0"

SDR-16581
02-07-07 CC

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New Vista Community
Assisted Living Residential Units/
Community & Recreational Center
City of Las Vegas Nevada

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proj. no.	2005-51
drwn. by	
chkd. by	

sheet no. A3