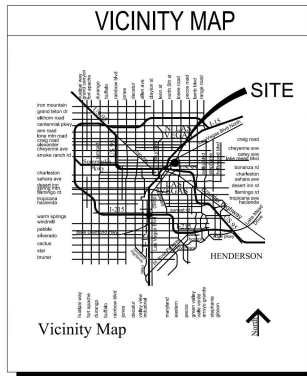


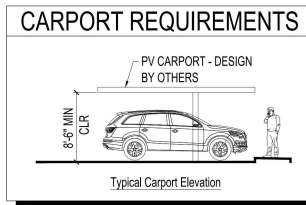
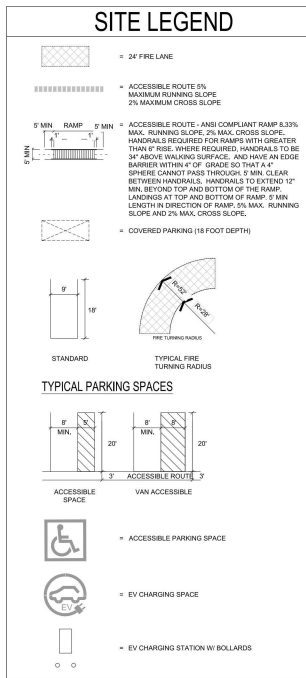
SITE PLAN
SCALE: 1" = 30'-0"



KEY NOTES:	
#	DESCRIPTION
1	TRASH ENCLOSURE - SEE DETAIL 10A.1.3
2	STAIRS - SEE CIVIL DRAWINGS FOR ELEVATIONS & ADJACENT GRADING. SEE STRUCTURAL DRAWINGS FOR SLAB AND RETAINING WALL DETAILS. SEE DETAIL 10A.1.2 FOR GUARDRAILS AND HANDRAILS
3	SITE FENCING - SEE LANDSCAPE DRAWINGS
4	DOG PARK - SEE LANDSCAPE DRAWINGS
5	ELECTRICAL ROOM - 1 HR FIRE RATED (LOWER SLAB LEVEL)
6	PROPERTY LINE
7	EXTERIOR RAMP - SEE CIVIL DRAWINGS FOR ELEVATIONS & ADJACENT GRADING. SEE STRUCTURAL DRAWINGS FOR SLAB AND RETAINING WALL DETAILS. SEE DETAIL 10A.1.2 FOR GUARDRAILS AND HANDRAILS
8	SAFETY FIBERITY ZONE (TYP)
9	AUTOMATIC GATE
10	DECORATIVE METAL FENCING IN MASONRY PORTS - SEE LANDSCAPE DRAWINGS
11	VEHICLE ACCESS (DECOMPOSED GRANITE OR OTHER AS APPROVED BY CNV) PER CIVIL
12	GREEN SPACE
13	COMMUNITY GARDEN
14	COVERED SEATING
15	WALKING PATH
16	COVERED SEATING COLONNAD
17	ACTIVITY AREA WILL INCLUDE ONE OR TWO AMENITIES SUITABLE FOR USE BY PERSONS OF ALL AGES
18	ENTRY CALL STATION
19	ACCESSIBLE PUBLIC BUILDING ENTRANCE
20	VAN ACCESSIBLE PARKING SPACE
21	MANUAL SWING EMERGENCY VEHICLE ACCESS GATE
22	AUTOMATIC GATE CALL BOX W/ BOLLARD
23	FIRE RISER ROOM
24	EV CHARGER W/ BOLLARDS
25	EV CHARGER
26	PEI GATE WINDOW
27	STONE GRATE PER CIVIL
28	COVERED BIKE STORAGE AREA
29	BIKE RACK
30	BIKE STORAGE LOCKER
31	COVERED SEATING AREA PROVIDE TRASH CAN W/ INTEGRAL ASHTRAY
32	CARPOT
33	PRINTED CROSS WALK

- + EASEMENT TO BE VACATED - SEE CIVIL DRAWINGS
- EASEMENT (PROPOSED OR EXISTING TO REMAIN) - SEE CIVIL DRAWINGS

SITE INFORMATION	
LOCATION PARCEL	E. TONOPAH AVE. & N. YALE ST. 139-22-810-041 139-22-810-042
ZONING	MULTIFAMILY RESIDENTIAL (R-2)
PARCEL AREA	± 253,083SF ± 5.81Acres
GROSS AREA	
SETBACKS	
WEST PROPERTY LINE	10'-0"
NORTH PROPERTY LINE	18'-0"
EAST PROPERTY LINE	10'-0"
SOUTH PROPERTY LINE	15'-0"
DENSITY	± 33.05 U/GA
HEIGHT PERMITTED PROVIDED	60'-0" 53' 11-1/2"
UNIT COUNT	
ONE BEDROOM UNITS	180 UNITS
TWO BEDROOM UNITS	12 UNITS
TOTAL # OF UNITS	192 UNITS
BUILDING PARKING PROVIDED	
1 BEDROOM	.75 PER UNIT 135
2 BEDROOM	.75 PER UNIT 9
GUEST	1 PER 24 UNITS 8
TOTAL PROVIDED	152 SPACES
H/C PARKING REQUIREMENTS	
H/C PARKING REQUIRED (UFAS 1:ACC. UNIT + 2%)	14
H/C PARKING PROVIDED	18
VAN ACCESSIBLE	8



1632 YALE STREET
APARTMENTS

YALE STREET & TONOPAH AVENUE
NORTH LAS VEGAS, NEVADA

1632 YALE STREET
923066

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Seal

PERLMAN
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SEPTEMBER 30, 2024

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Rev	Date	By	Description
1	1/16/2024	JOHNS	CITY COMMENT/COORDINATION
2	1/23/2024	JOHNS	CITY COMMENT/COORDINATION

Drawn By/Reviewed By: JO / AS
Original Submittal Date: 09-30-2024
Project Number: 923066
Sheet Name and Number: ARCHITECTURAL SITE PLAN

A1.1