

SITE DEVELOPMENT PLAN  
**PROPOSED EXISTING PATIO ENCLOSURE**  
 910 E SAHARA AVENUE  
 LAS VEGAS, NEVADA

REVISIONS:  
 PLANNED CORRECTIONS 8-8-07  
 1  
 2  
 3  
 4

Date: 6-25-07  
 Project No.: 0716  
 Drawn By: J. LARKIN  
 Check By: DENNIS RUSK  
 Sheet No.: 10

1 SITE DEVELOPMENT PLAN  
 SCALE: 1" = 10'-0"

**SDR-24531**  
**REVISED**  
**10/25/07 PC**

RECEIVED  
 10/25/07

SEP 28 2007

DENNIS E. RUSK ARCHITECT, L.L.C. - ARCHITECTS, L.L.C. - 8800 PATRICK LANE - SUITE 208 - LAS VEGAS, NEVADA 89130 - PHONE (702) 888-8500 - FAX (702) 888-0171



- KEYED NOTES: (ELEVATIONS)**
- 1 EXISTING CONCRETE SIDEWALK
  - 2 NEW HOLLOW CORE STEEL DOOR WITH STEEL DOOR FRAME
  - 3 NEW WALL WITH STUCCO FINISH SEE WALL SECTION
  - 4 6" THICK PRE-FORMED FOAM TOPPING
  - 5 EXISTING RED BRICK WALL FINISH



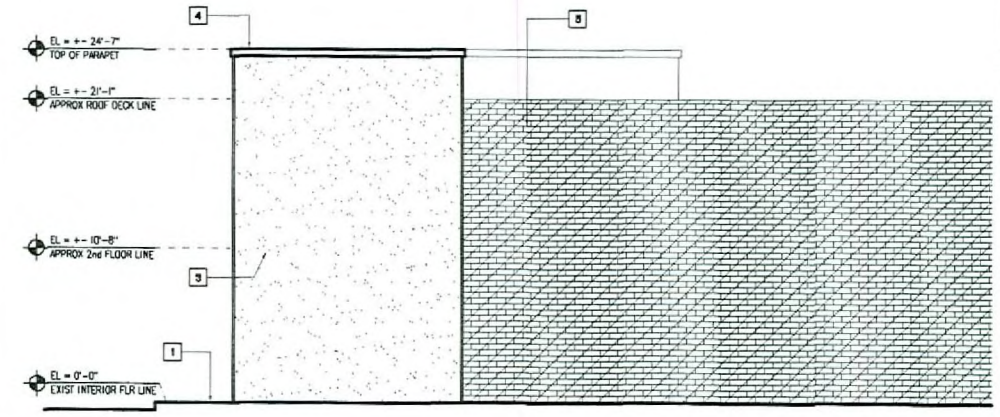
FRONT ELEVATION, LEFT SIDE ELEVATION,  
RIGHT SIDE ELEVATION AND KEYED NOTES  
**PROPOSED EXISTING PATIO ENCLOSURE**  
910 E SAHARA AVENUE  
LAS VEGAS, NEVADA

ALL WORK TO BE DONE IN ACCORDANCE WITH THE 2006 INTERNATIONAL BUILDING CODE, AS AMENDED BY THE 2005 LAS VEGAS CITY ORDINANCES, AND THE 2006 INTERNATIONAL MECHANICAL, ELECTRICAL AND PLUMBING CODE, AS AMENDED BY THE 2005 LAS VEGAS CITY ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

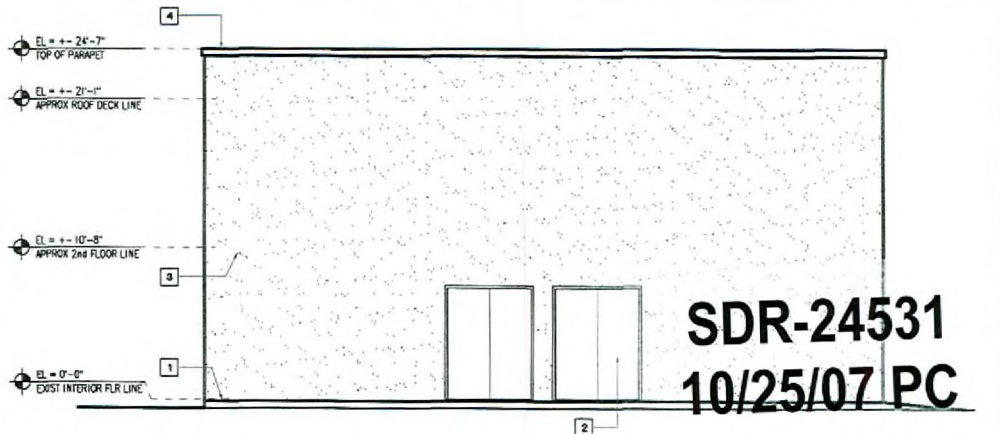
Revisions:  
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Date: 6-25-07  
 Project No.: 0704  
 Drawn By: JOLANCS  
 Check By: DENNIS E. RUSK  
 Sheet No.:  
**A21**  
 1

DENNIS E. RUSK ARCHITECT, LLC - 880 PATRICK LANE - SUITE 208 - LAS VEGAS, NEVADA 89130 - PHONE (702) 885-8300 - FAX (702) 885-9171  
 PLS. NO. 200601620104-VL-2006



**3** RIGHT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

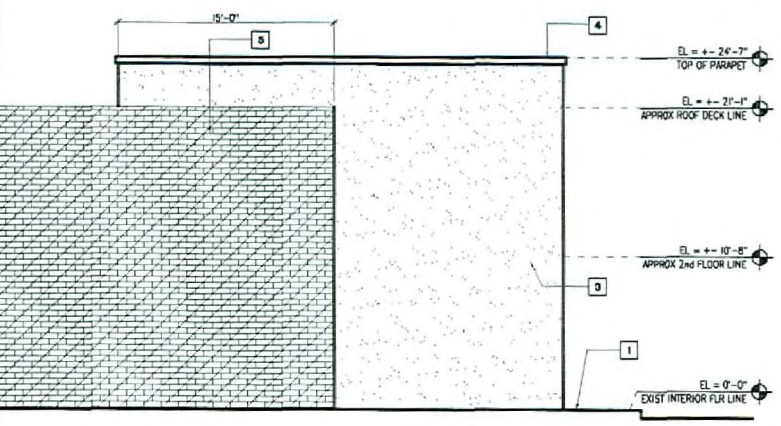


**1** FRONT ELEVATION  
SCALE: 1/4" = 1'-0"

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**2** LEFT SIDE ELEVATION  
SCALE: 1/4" = 1'-0"

**KEYED NOTES: (ELEVATIONS)**

- 1 EXISTING CONCRETE SIDEWALK
- 2 NEW HOLLOW CORE STEEL DOOR WITH STEEL DOOR FRAME
- 3 NEW WALL WITH STUCCO FINISH SEE WALL SECTION
- 4 6" THICK PRE-FORMED FOAM TOPPING
- 5 EXISTING RED BRICK WALL FINISH



**DENNIS E. RUSK**  
ARCHITECT, L.L.C.

910 E SAHARA AVENUE LAS VEGAS, NEVADA 89103 · PHONE (703) 883-8300 · FAX (702) 883-0171

**PAINT, FINISH AND MATERIAL SCHEDULE**

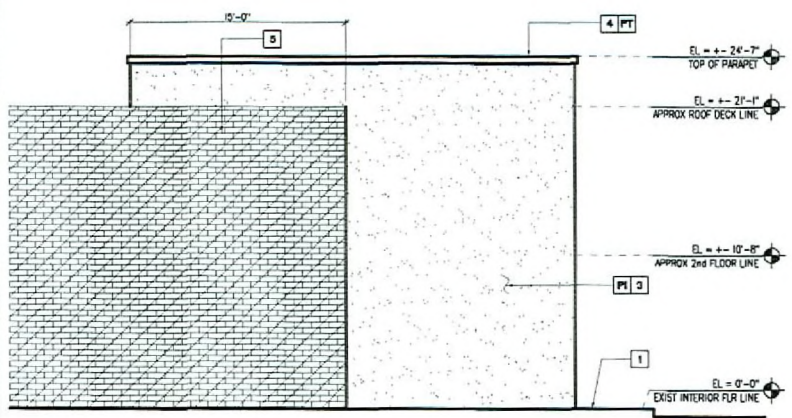
SYMBOL	DESCRIPTION	COLOR NAME	COLOR NUMBER	SAMPLE
PI	EXTERIOR PAINT	FRAZEE PAINT ABERNETHY	CL 1611W	
P2	DOOR	FRAZEE PAINT HEAVY DUTY	CL 1597N	
PT	PARAPET TRIM	FRAZEE PAINT ZIGZAC	CL 1576A	

FRONT ELEVATION, LEFT SIDE ELEVATION  
MATERIAL SCHEDULE AND KEYED NOTES  
**PROPOSED EXISTING PATIO ENCLOSURE**

910 E SAHARA AVENUE  
LAS VEGAS, NEVADA

Reference:  
▽▽▽▽▽

DATE: 0-23-07  
PROJECT NO.: 0704  
DRAWN BY: CURPMS  
CHECKED BY: CURPMS  
SHEET NO.:  
**A22**



**LEFT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"



**FRONT ELEVATION**

SCALE: 1/4" = 1'-0"

**SDR-24531**  
**10/25/07 PC**

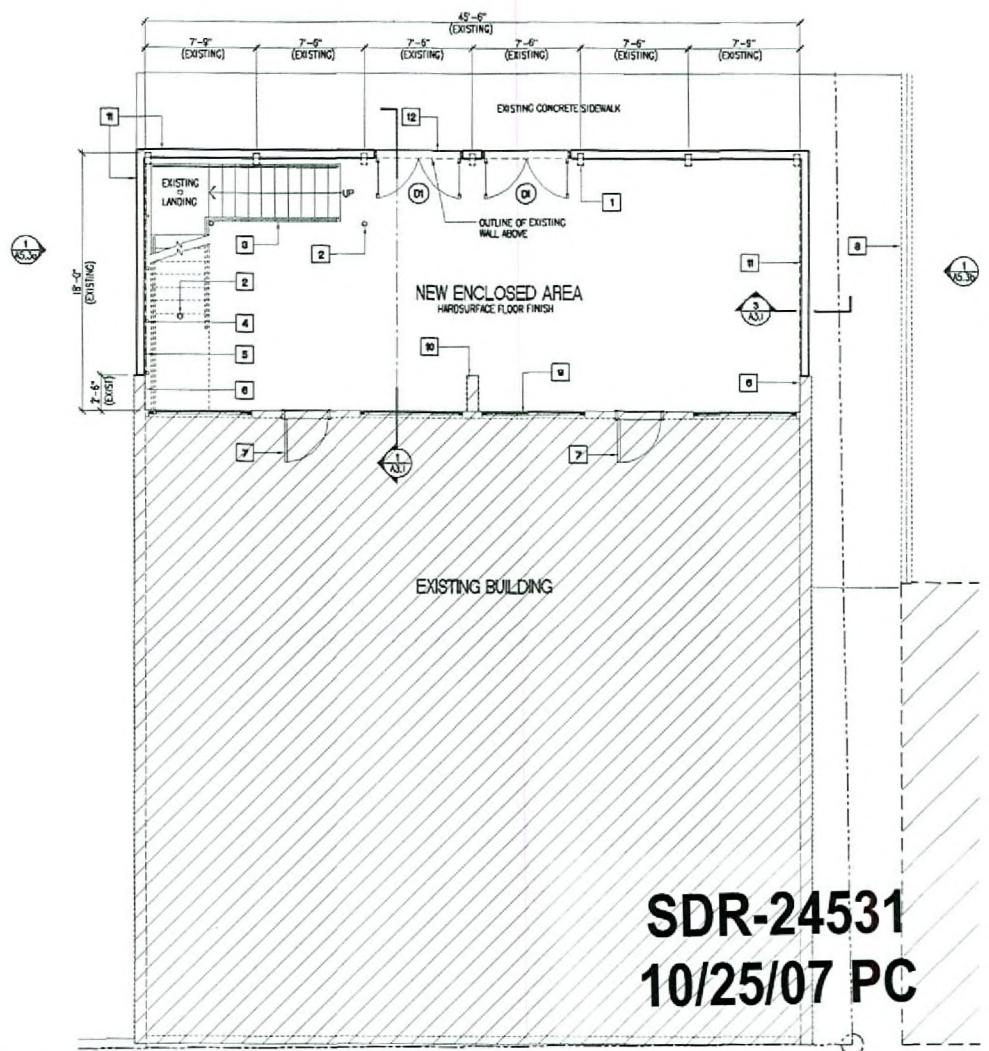
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**KEYED NOTES: (PLAN)**

- |   |                                    |    |  |
|---|------------------------------------|----|--|
| 1 | EXISTING WOOD COLUMN TO REMAIN     | 8  | EXISTING CMU FENCE   |
| 2 | EXISTING STEEL PIPE COLUMN         | 9  | EXISTING WINDOW  |
| 3 | EXISTING CONCRETE STAIRS           | 10 | EXISTING FIN WALL  |
| 4 | EXISTING STEEL TUBING TO BE REMOVE | 11 | NEW 6 METAL STUDS @ 16" OC WITH 7/8" THK STUCCO FINISH AND 5/8" THICK TYPE X GYPSUM BOARD INTERIOR WALL FINISHES |
| 5 | EXISTING WIRE FABRIC TO BE REMOVE  | 12 | NEW ALUMINUM THRESHOLD   |
| 6 | EXISTING BRICK WALL TO REMAIN      |    |  |
| 7 | EXISTING DOOR                      |    |  |



**PROPOSED EXISTING PATIO ENCLOSURE**  
 910 E SAHARA AVENUE  
 LAS VEGAS, NEVADA

NEW FLOOR PLAN AND KEYED NOTES

Revisions:  
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Date: 09-25-07  
 Project No.: 0704  
 Drawn By: JLR/MS  
 Check By: DTH/PVS  
 Sheet No.:

A1.1  
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**SDR-24531**  
**10/25/07 PC**

**NEW FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

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 NORTH

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<b>SDR 24531</b>				
<b>Star Investment, LLC</b>				
<b>910 E. Sahara Ave.</b>				
Proposed 0.7-unit, two-story, 23 building apartment complex.				
<b>Traffic produced by proposed development:</b>				
<b>New Additional Use</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>	<b>RATE/# UNIT</b>	<b>TOTAL</b>
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	0.7	11.01	8
AM Peak Hour			1.55	1
PM Peak Hour			1.49	1
<i>(heaviest 60 minutes)</i>				
<b>Existing Use</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>	<b>RATE/# UNIT</b>	<b>TOTAL</b>
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	4.9	11.01	54
AM Peak Hour			1.55	8
PM Peak Hour			1.49	7
<i>(heaviest 60 minutes)</i>				
<b>Net Use</b>	<b>DESCRIPTION</b>	<b>#UNIT</b>	<b>RATE/# UNIT</b>	<b>TOTAL</b>
Average Daily Traffic (ADT)	GENERAL OFFICE BUILDING [1000 SF]	0.7	11.01	62
AM Peak Hour			1.55	9
PM Peak Hour			1.49	8
<i>(heaviest 60 minutes)</i>				
<b>Existing traffic on all nearby streets:</b>				
<b>Sahara Ave.</b>				
Average Daily Traffic (ADT)	48,200			
PM Peak Hour	3,856			
<i>(heaviest 60 minutes)</i>				
<b>Maryland Pkwy.</b>				
Average Daily Traffic (ADT)	39,716			
PM Peak Hour	3,177			
<i>(heaviest 60 minutes)</i>				
<b>Traffic Capacity of adjacent streets:</b>				
	Adjacent street ADT			
	Capacity			
Sahara Ave.	51700			
Maryland Pkwy.	51700			

This project will add approximately 8 trips per day on Sahara Ave. and Maryland Pkwy. This will increase expected volumes by less than 1 percent on both of these streets. Sahara is at about 93 percent of capacity and Maryland is at about 77 percent of capacity.				
Based on Peak Hour use, this development will add roughly 1 additional car into the area; which works out to about 1 every 60 minutes.				
Note that this report assumes all traffic from this development uses all named streets.				