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SITE DATA
SITE ACREAGE: 1.3 ACRES (NET)
1.5 ACRES (GROSS)
APN#: #162-03-202-003, 004

CURRENT ZONE: C-2
PROPOSED ZONE: C-2
PROPOSED USE: CONDO
PROPOSED DENSITY: 281 du/ac
NUMBER OF UNITS: 421
NUMBER OF STORIES: 45
FLOOR AREA RATIO: 13.4

PARKING ANALYSIS
1 PKNG SPACE PER UNIT (421 UNITS) 421 SPACES
TOTAL PARKING RECOMMENDED: 421 SPACES
PARKING PROVIDED: 434 SPACES
HANDICAPPED PARKING PROVIDED: 9 SPACES

FLOOR AREA
1. TOTAL RESIDENTIAL FLOOR AREA: 480,489 S.F.
(BALCONY NOT INCLD.)
2. TOTAL PARKING AREA: 287,466 S.F.
3. LOBBY/MEP/PUBLIC AREA: 8,944 S.F.
4. RESTAURANT AREA: 1,190 S.F.
5. AMENITIES: 7,905 S.F.
6. OUTDOOR PODIUM AREA: 25,865 S.F.
TOTAL GROSS AREA: 877,115 S.F.

LANDSCAPE LEGEND	SIZE	QUANTITY
 HERITAGE LIVE OAK - QUERCUS VIRGINIA HERITAGE	24" BOX 2-1/2" C	2
 BANANA MUSA - BASJOO - JAPANESE FIBER BANANA	18" HIGH	16
 WASHINGTONIA ROBUSTA - MEXICAN FAN PALM	30" HIGH	6
 WATER BAMBOO - PHYLLOSTACHYS HETEROCLADA	8" HIGH	56
 BIRD OF PARADISE - STRELITZIA REGINAE	4" HIGH	34

*SEE GROUND LEVEL FLOOR PLAN FOR ADDITIONAL INFORMATION



Design
10150 Covington Cross Drive
Las Vegas, NV 89144
702.731.2033

Condominiums at 1431 S. Las Vegas Blvd.
Project # 2006901.157

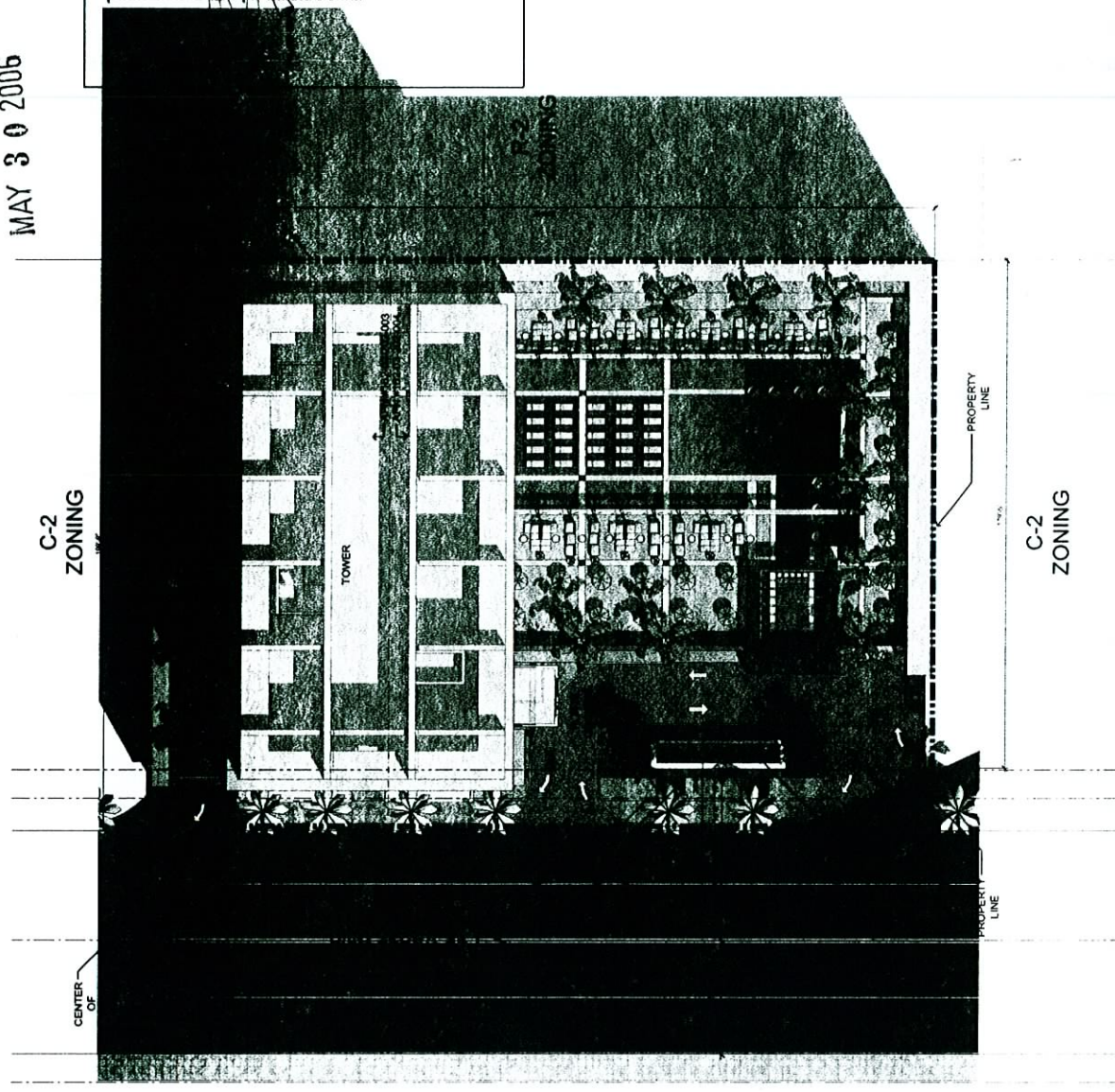
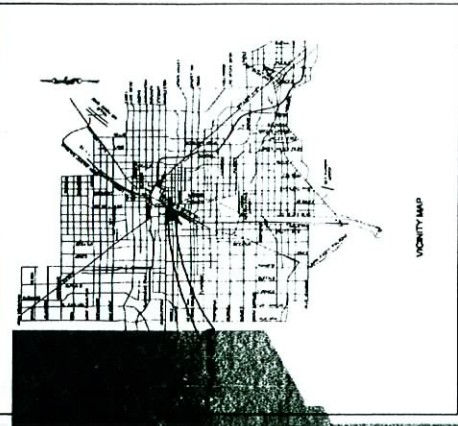
SITE PLAN - LANDSCAPE PLAN
Scale: 1" = 20'-0"



SUP-13897
SDR-13899

08/10/06 PC

MAY 30 2006



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Date: May 26, 2006

SCALE: 1" = 40'-0"

MAY 30 2000

Exterior Elevations

Condominiums at 1431 South Las Vegas Blvd.

Project #2006157

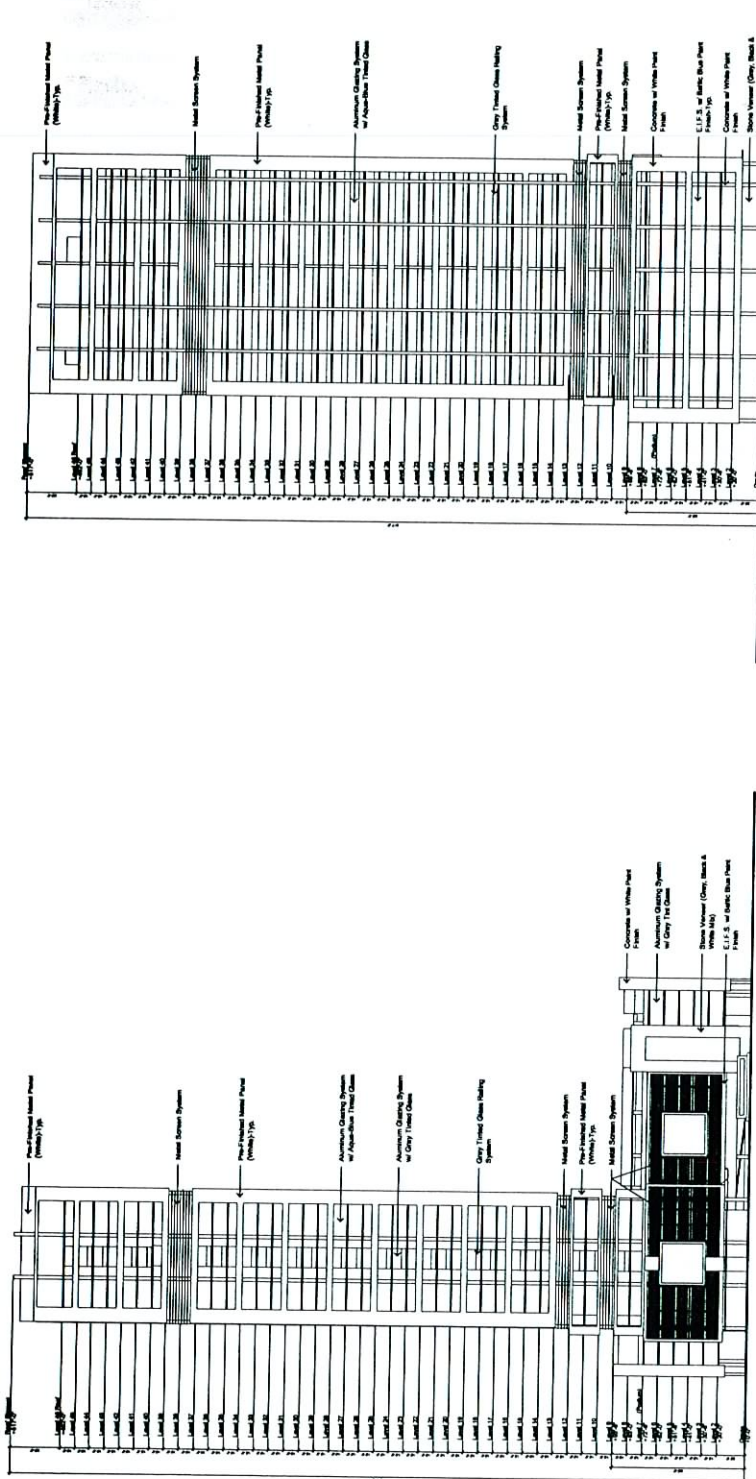
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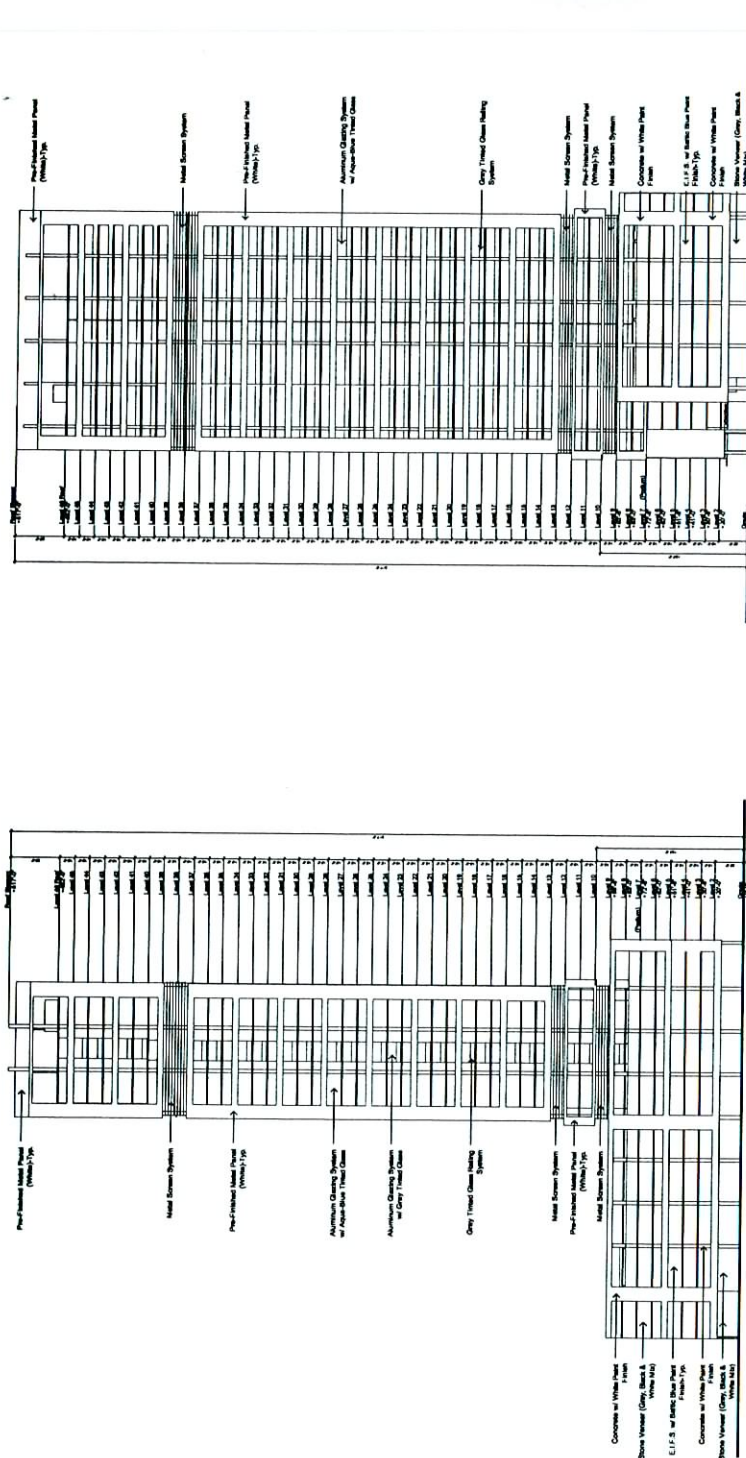
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Date: May 26, 2006

SCALE: 1" = 40'-0"

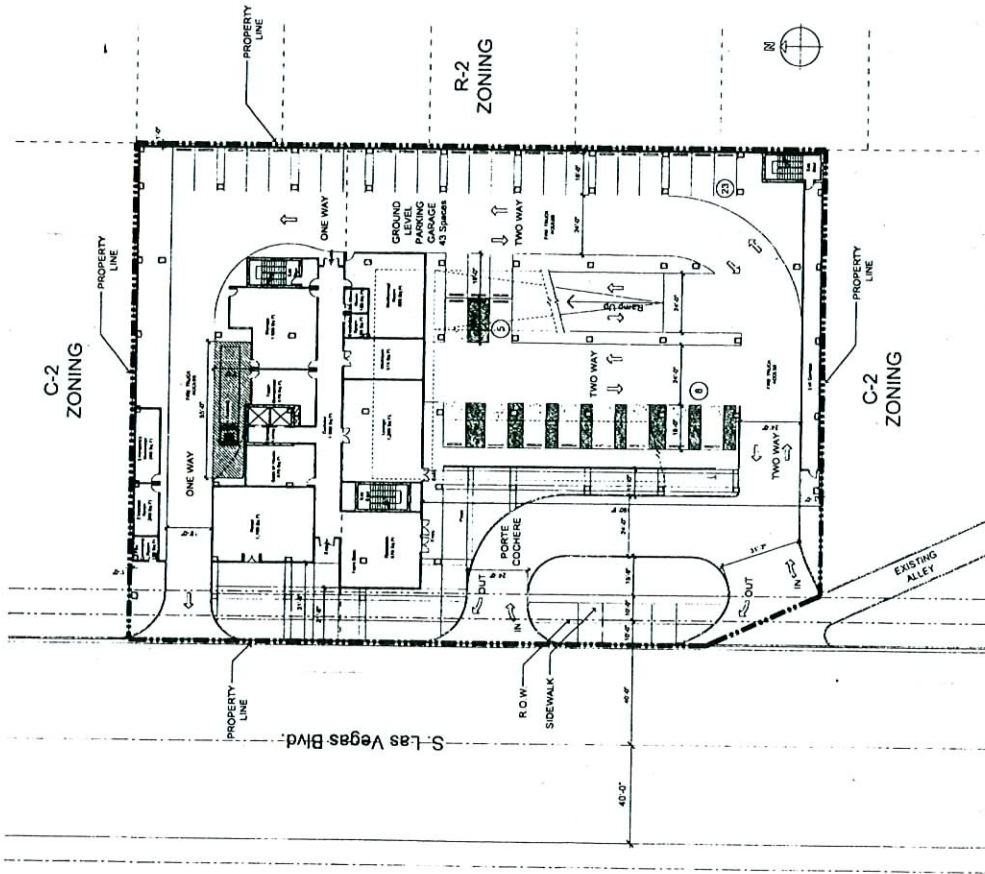
Exterior Elevations

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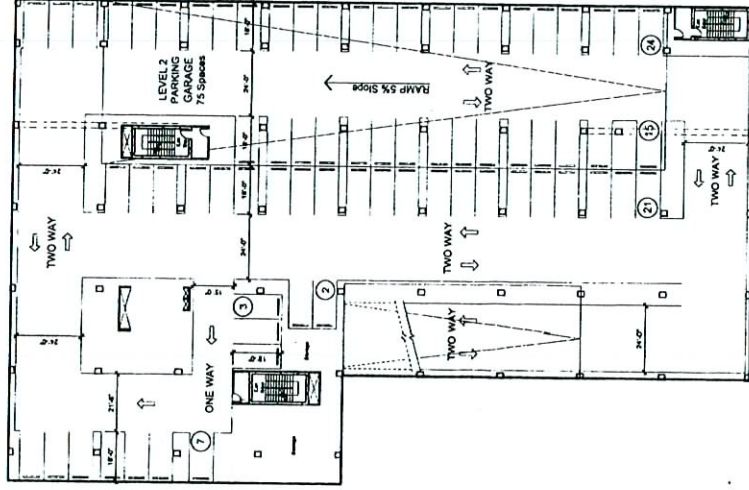


GROUND LEVEL 1 - FLOOR PLAN
SCALE: 1"=20'-0"

CONDOMINIUMS

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LAS VEGAS, NEVADA

Condominiums at 1431 South Las Vegas Blvd.
Phase 2 (2006)



GARAGE LEVEL 2 - FLOOR PLAN
SCALE: 1"=20'-0"

Date: JUNE 26, 2006
A-1 Ground Level 1 & Garage Level 2 - Floor Plans

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JUN 28 2006

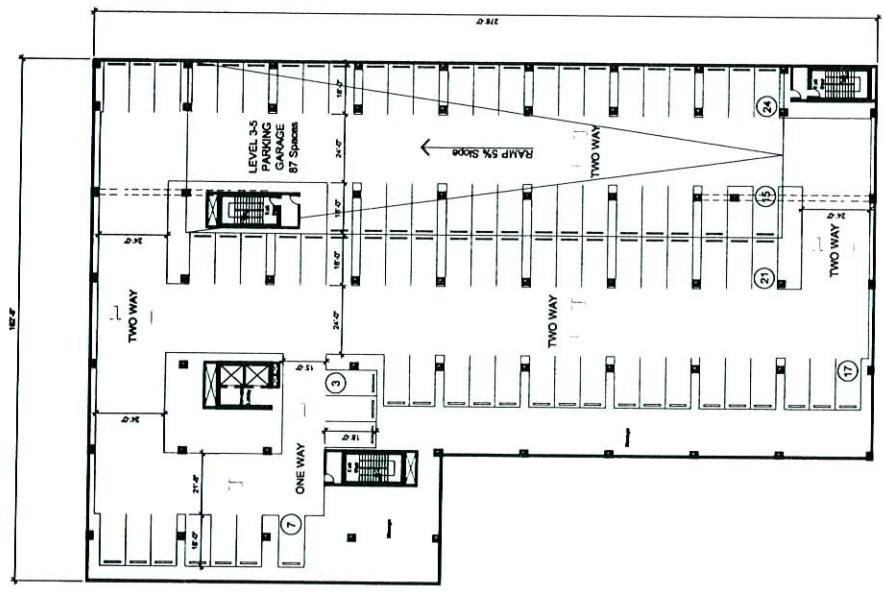
SUP-13391
SUP-13397
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07-13-06 PC REVISED

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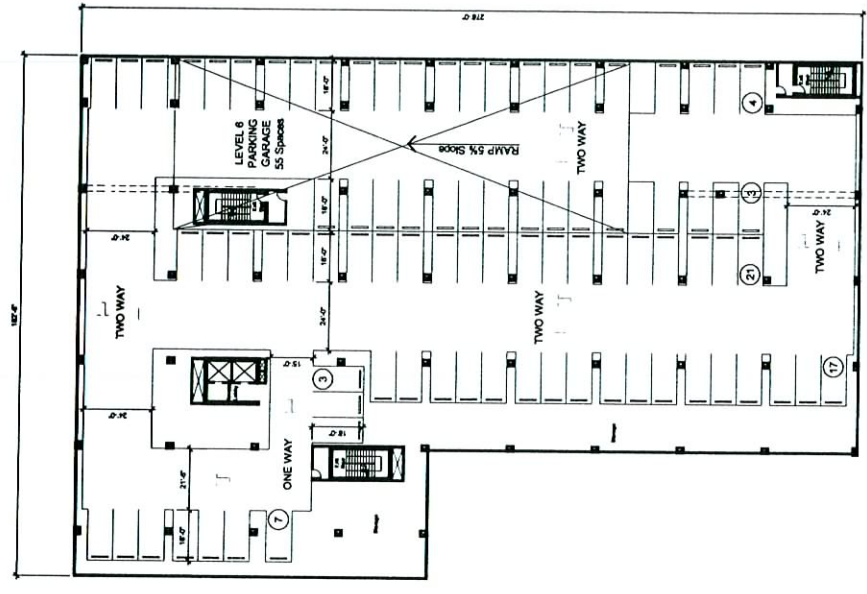
JMA #2006001.157
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Garage Level 3-5 Floor Plan



Garage Level 6 Floor Plan

A2 - Garage Level 3-5 Floor Plan & Garage Level 6 Floor Plan
Date: May 26, 2006

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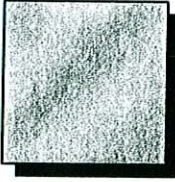
Garage Level 3-5 Floor Plan & Garage Level 6 Floor Plan

NORTH
SCALE: 1" = 20'-0"

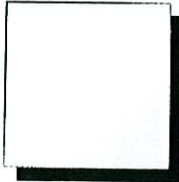




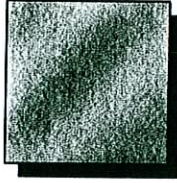
Stone Veneer
Gray/Black/White Color Mix



Glass
Aqua-Blue Tinted Glass



Pre-Finished Metal
Panel &
Painted Concrete
White Finish



Glass
Gray Tinted Glass



Painted E.I.F.S.
Baltic Blue Paint Finish



Metal Screen System &
Aluminum Glazing System
Anodized Aluminum Finish

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Design

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Project # 20050113

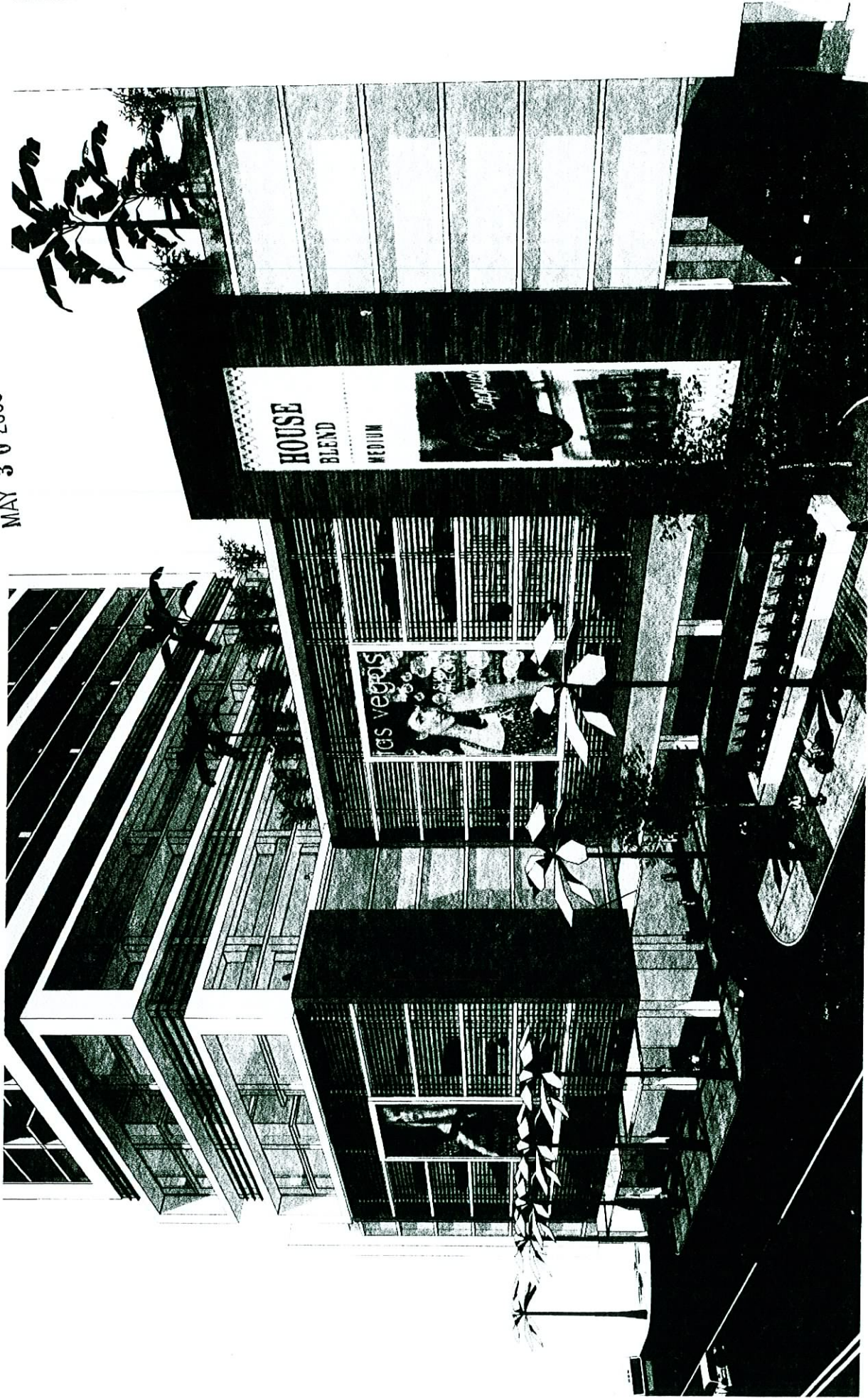
Materials/Colors

5.26.06

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SUP-13897
SDR-13899

08/10/06 PC

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Design
10150 Convergence Cross Drive
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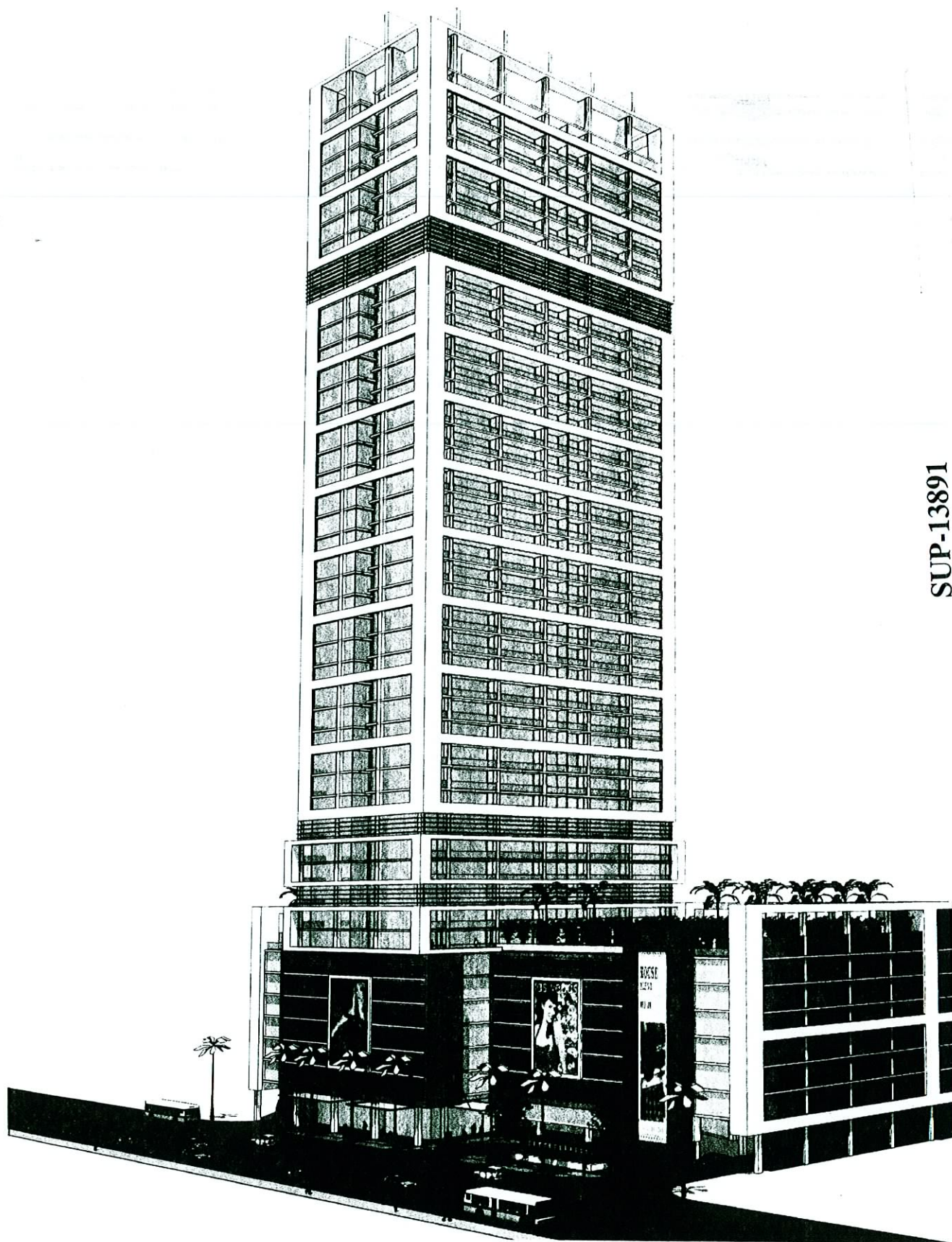
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Project # 2006901.157

South West Street Level Perspective

5.24.2006

08/10/06 PC

SDR-13899



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SUP-13897
SDR-13899
08/10/06 PC

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South West Perspective

5.24.2006