

SITE INFORMATION

APN # 13N34-11-047-052
 ZONING CITY OF LAS VEGAS (CL) - Limited Commercial District
 PROPOSED CITY OF LAS VEGAS (CL) - Limited Commercial District

PARCEL AREA

Net Area (Approximate) 60,000 sq ft
 Gross Area (Approximate) 127,150 sq ft

COMMERCIAL

Office (Gross Area) 44,000 sq ft
 Retail (Gross Area) 4,500 sq ft
 Grocery Store (Gross Area) 22,500 sq ft
 Sky Restaurant (Gross Area) 5,000 sq ft
 Total 76,000 sq ft

RESIDENTIAL

Net Area (Approximate) 542,500 sq ft
 Gross Area (Approximate) 637,400 sq ft
 Efficiency 85 %

UNITS COUNT

Total Number of Units 497
 Studios 202 40.44 %
 1 BR + 1 BR + D + 1 BR Penthouse 255 51.31 %
 2 BR + 2 BR + D + 2 BR Penthouse 37 7.44 %
 3 BR Penthouse 3 0.61 %

DENSITY

Address 100
 Proposed 210 ft du / Net Area
 170 ft du / Gross Area

AMENITIES/CIRCULATIONS

Lobbies 3,400 sq ft
 Lounges / Bar 2,100 sq ft
 Seating Areas 2,150 sq ft
 Business Center 2,400 sq ft
 Fitness Center 16,400 sq ft
 Media Room 4,470 sq ft
 Pool Deck 16,200 sq ft
 Hot Deck 8,200 sq ft
 Vapor / Combing / Office / Laundry / Emergency 1,000 sq ft
 Mechanical / Electrical / Trench 22,500 sq ft
 Storage (for Residential units) 22,800 sq ft
 Parking Structure 452,700 sq ft
 Total 487,420 sq ft

SETBACKS

Front (feet) Required 20 ft Proposed 20 ft
 Corner (Maryland & Rue 13) 15 ft 15 ft
 Rear 20 ft 20 ft

HEIGHT

Height Required 34 ft 34 ft
 Number of Stories No Limit 50 stories

PARKING REQUIREMENTS

PARKING REQUIRED
 RESIDENTIAL
 Studios Unit 202 @ 1.25 / Unit = 253
 1 BR Unit + 1 BR + D + 1 BR Pent. 255 @ 1.25 / Unit = 319
 2 BR Unit + 2 BR + D + 2 BR Pent. 37 @ 1.75 / Unit = 65
 3 BR Penthouse Unit 3 @ 2.50 / Unit = 8
 Guard 497 @ 1.0 / Unit = 497

COMMERCIAL
 Office 64,400 sq ft @ 1.75 / sq ft = 37,571
 Retail (125,000 sq ft) 6,500 sq ft @ 1.25 / sq ft = 5,200
 Grocery Store (22,500 sq ft) 22,500 sq ft @ 1.25 / sq ft = 28,125
 Restaurant (Seating Area) 2,800 sq ft @ 1.5 / sq ft = 4,200
 (Remaining Area) 3,000 sq ft @ 1.25 / sq ft = 3,750
 Total Required 1,117 Spaces

Handicap Residential (2% of all units) 10 Spaces
 Handicap Commercial (for 100 seats) 6 Spaces
 Regular (including Compact) 1,099 Spaces
 Onsite Loading 3 = 675,000 sq ft @ 1,000,000 sq ft = 10

PARKING PROVIDED
 Regular 770
 Compact 320
 Handicap (15 cars = 3 vans) 18
 Total Provided 1,107 Spaces

F.A.R. = 1,224,700 sq ft / 100,000 sq ft = 12.25

LOT COVERAGE

Allowed 100 %
 Proposed (48,460 sq ft / 48,460 sq ft) 48.46 %
 Proposed (Ground Floor (17,000 sq ft / 48,460 sq ft) 47.25 %

UNITS COUNT

LEVEL	STUDIO	1 BR	1 BR + Den	2 BR + Den	1 BR Pent	2 BR Pent	3 BR Pent	TOTAL
TYPICAL SIZE	470 SF	990 SF	990 SF	1,185 SF	1,185 SF	1,185 SF	1,185 SF	
132A	12.8 x 10 = 128	12.8 x 13.25 = 170	12.8 x 13.25 = 170	12.8 x 13.25 = 170	12.8 x 13.25 = 170	12.8 x 13.25 = 170	12.8 x 13.25 = 170	202
253B	11.8 x 8 = 94	11.8 x 13.25 = 156	11.8 x 13.25 = 156	11.8 x 13.25 = 156	11.8 x 13.25 = 156	11.8 x 13.25 = 156	11.8 x 13.25 = 156	255
364C	8.2 x 16 = 131	8.2 x 16 = 131	8.2 x 16 = 131	8.2 x 16 = 131	8.2 x 16 = 131	8.2 x 16 = 131	8.2 x 16 = 131	37
454D								3
TOTAL	202	123	123	18	18	18	18	497
%	40.44 %	24.75 %	24.75 %	3.62 %	3.62 %	3.62 %	3.62 %	100 %

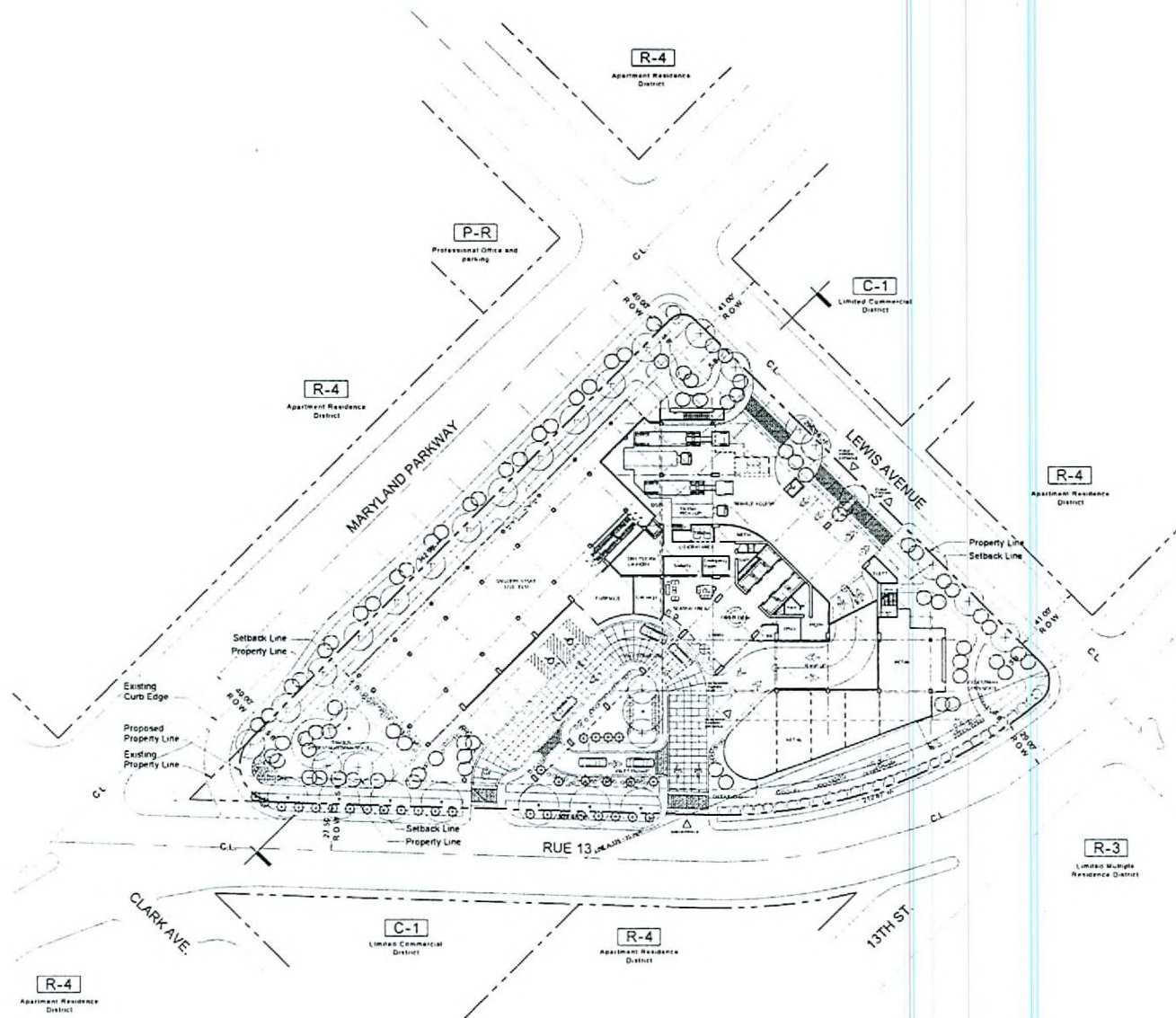
VAR-20487
 VAR-21263
 SUP-20740
 REVISED

VAR-20488
 SUP-20486
 SDR-20484
 06/14/07 PC

SITE PLAN

SCALE 1" = 30'-0"
 THE ISLAND DEVELOPMENT, LLC
 PROJECT No 100000
 DATE 05.23.2007





PLANT LEGEND

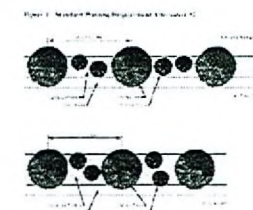
Symbol	Botanical Name	Common Name	Size	Quantity	Remarks
	LAGERSTROEMIA INDICA	CHAMPAGNE	24" BOX	24	STANDARD TRUNK SPECIMEN
	LIGUSTRUM JAPONICUM	JAPANESE PRIVET	24" BOX	80	MULTI TRUNK
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	36" BOX	8	STANDARD TRUNK SPECIMEN
	QUERCUS BICOLOR	QUERCUS	24" BOX	32	

Symbol	Botanical Name	Common Name	Size	Quantity	Remarks
	TRACHYCARPUS FORTUNEI	WINDMILL PALM	15 GALLON	308	
	HEMEROCALLIS SP.	DAYLILY	5 GALLON	420	
	CHAMADOREA HUMILIS	MEDITERRANEAN PALM	5 GALLON	12	
	RAPIOLA INDICA	INDIAN HAWTHORN	5 GALLON	70	
	DALEA CAPITATA	CREAM DALEA	1 GALLON	24" D.C.	
	LANTANA MONTE	SUNGOLD LANTANA	1 GALLON	24" D.C.	
	FESCUE SOD				
	CONCRETE PAVEMENT - 1/2" SORCOCKED @ 2" DEPTH IN ALL PLANTING AREAS				
	DECOMPOSED GRANITE, CORAL PINK - 1/2" SCREENED @ 2" DEPTH IN ALL PLANTING AREAS				
	FESCUE SOD, MEDALLION OVER 4" DEPTH WASHED SALT				
	RYERSON STEEL HEADER				

CV
Civic District

LANDSCAPING PER TITLE 19

18-12 ONE ILLUSTRATION



SCALE 1" = 30'-0"
THE ISLAND DEVELOPMENT, LLC
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DATE 05.23.2007

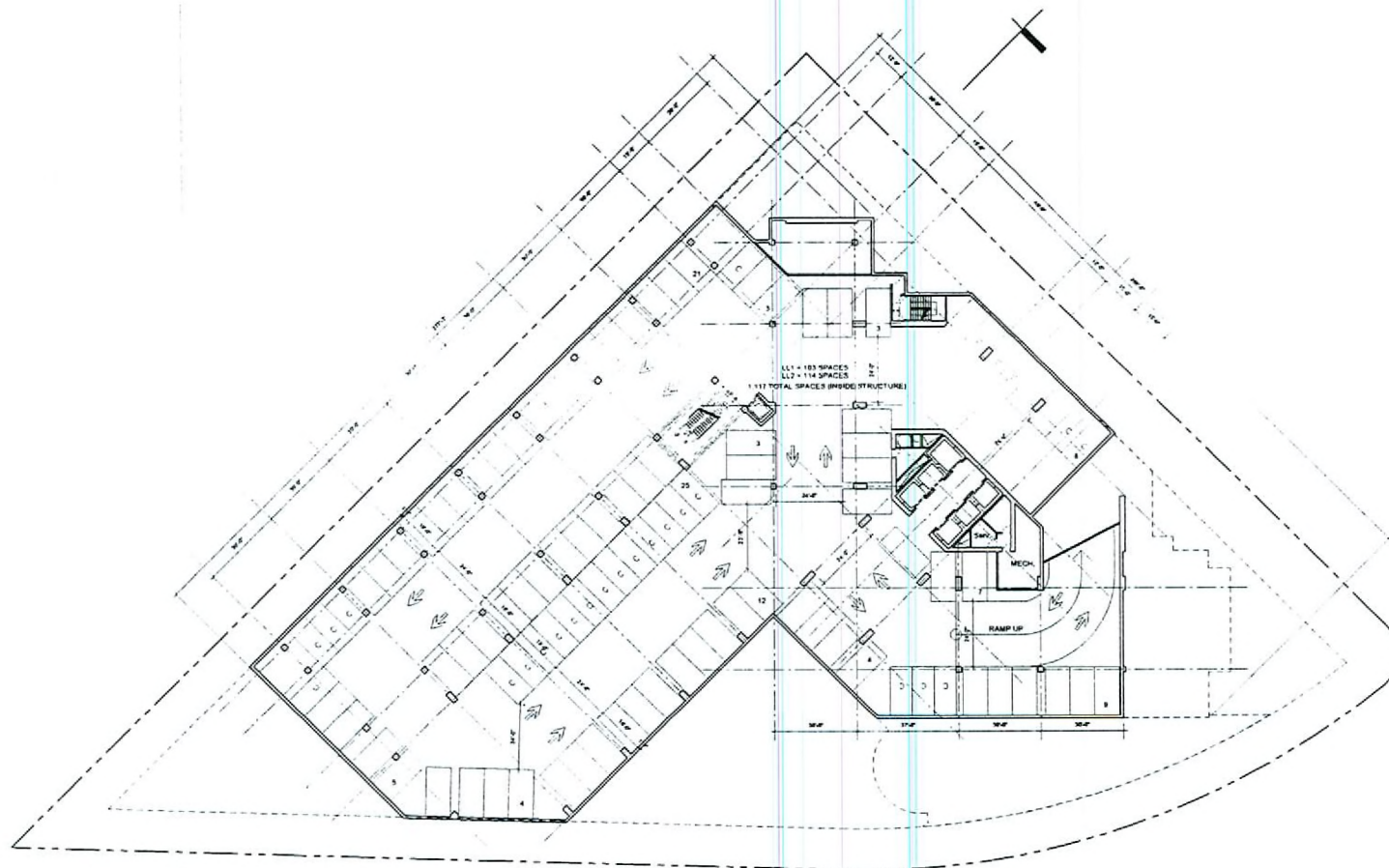
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SUP-20740
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VAR-20488
SUP-20486
SDR-20484
06/14/07 PC

LANDSCAPE PLAN
THE ISLAND - LAS VEGAS

MAY 24 2007



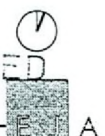


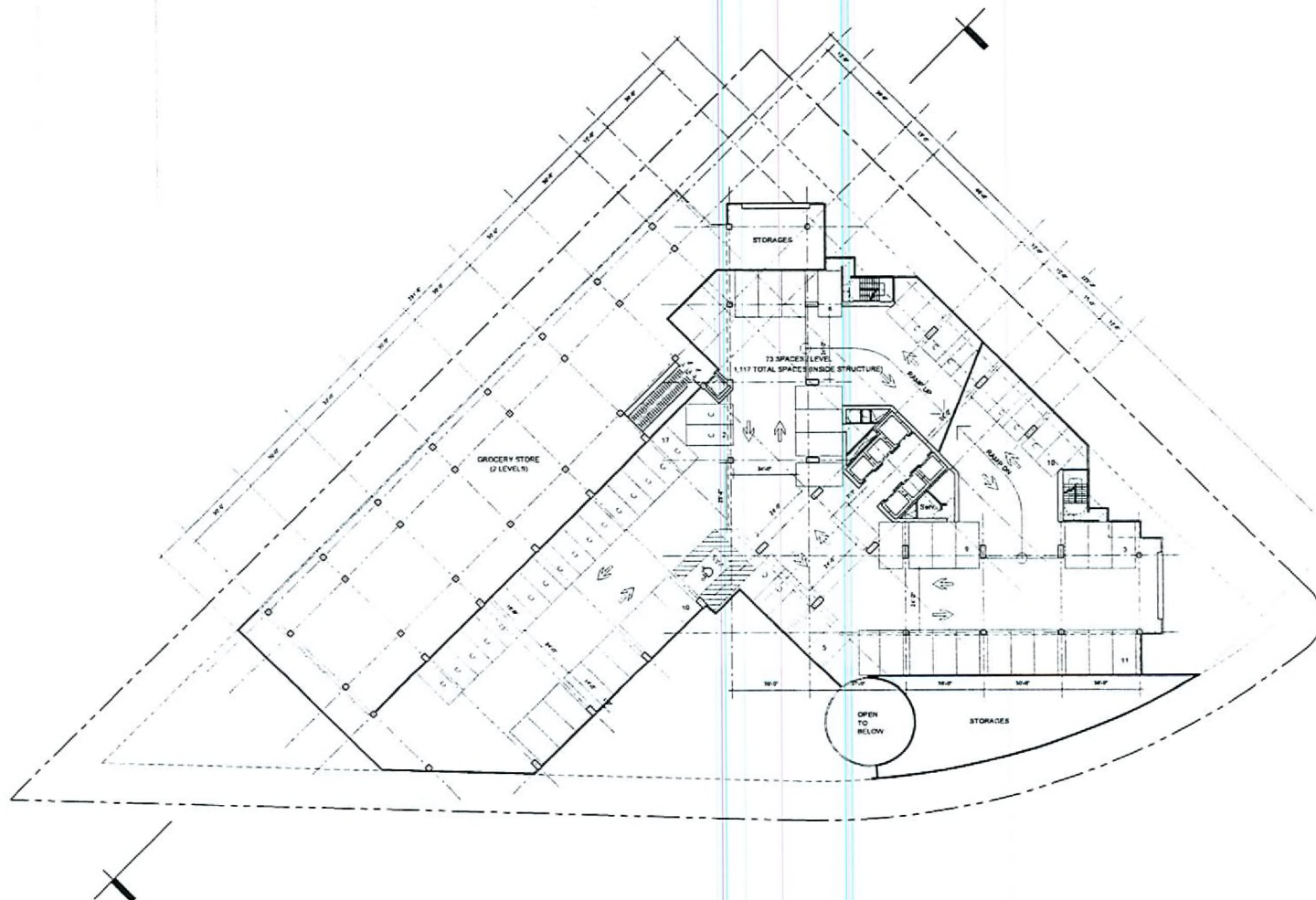
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DATE 04.26.2007

SUBTERRANEAN PARKING LEVELS 1-2

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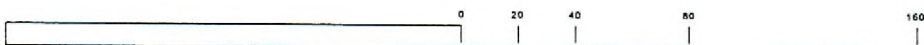
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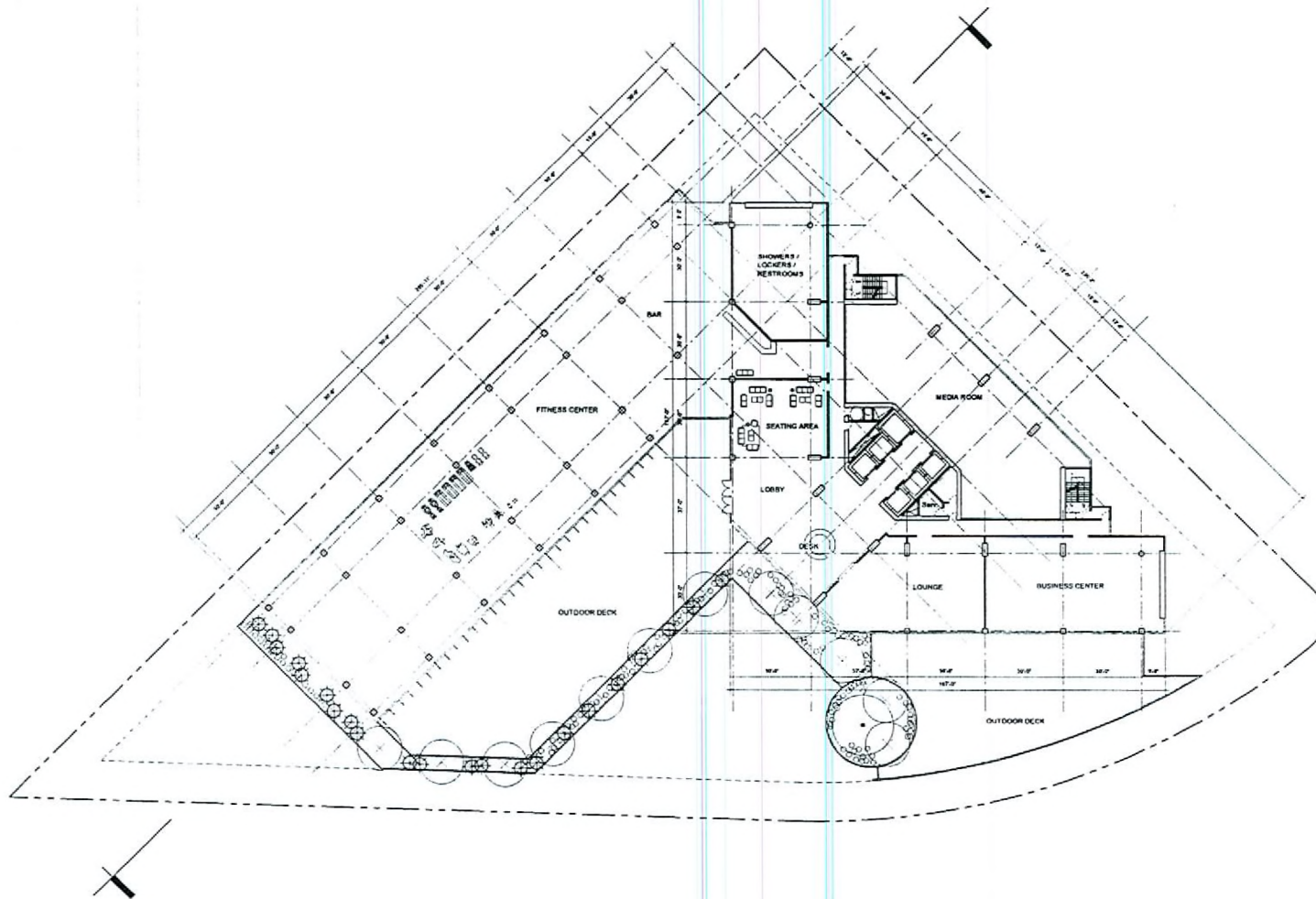
THE ISLAND DEVELOPMENT, LLC
 PROJECT No. 100000
 DATE 04-24-2007
COMMERCIAL LEVEL 2
 THE ISLAND - LAS VEGAS
 APR 19 2007
 EJA
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DATE - 04.25.2007
PARKING LEVELS 3-9

THE ISLAND - LAS VEGAS

APR 12 2007



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PROJECT No 100000
DATE 04.26.2007

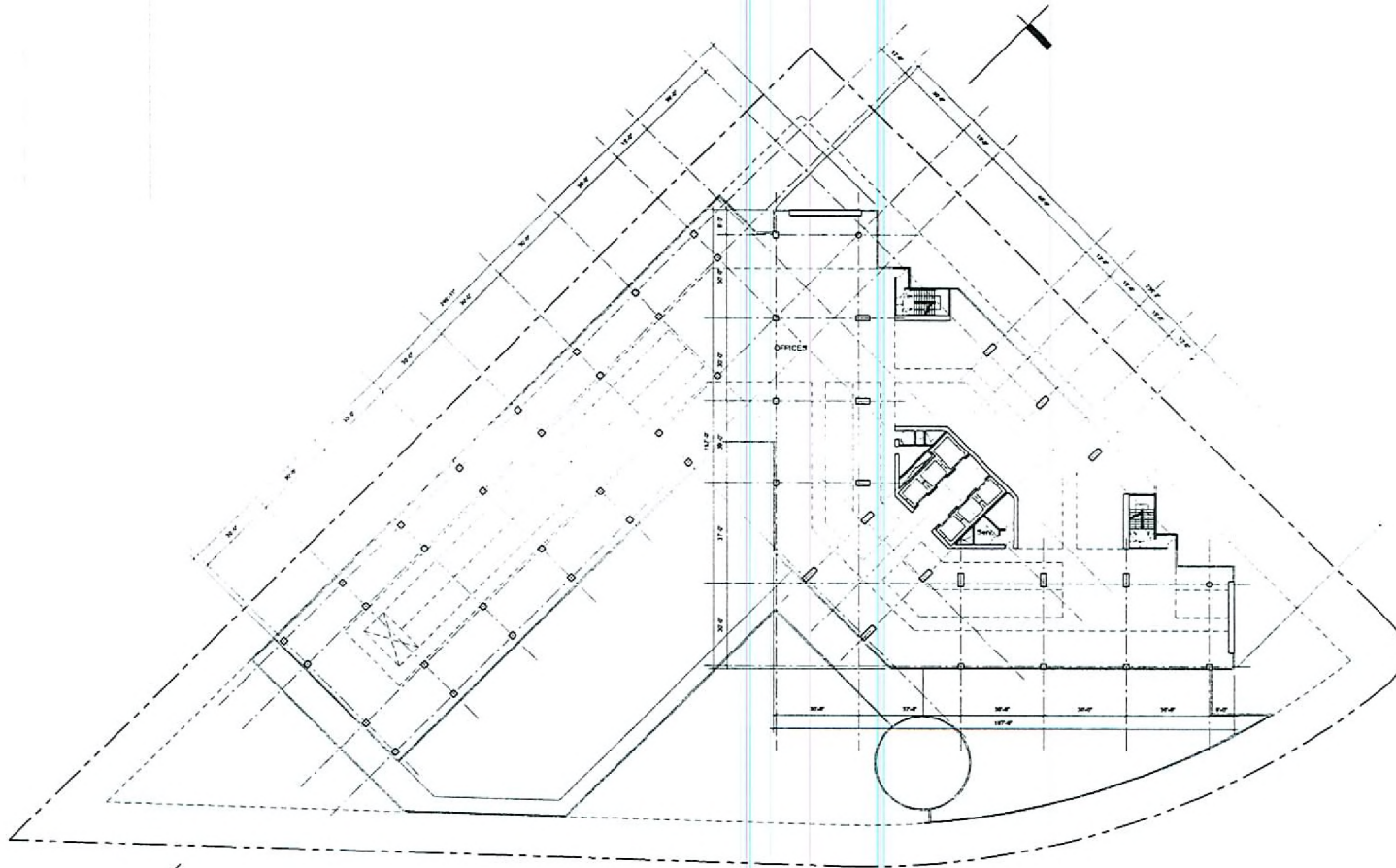
DECK LEVEL 10

THE ISLAND LAS VEGAS



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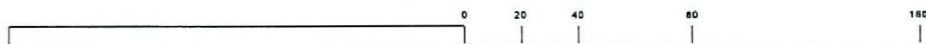
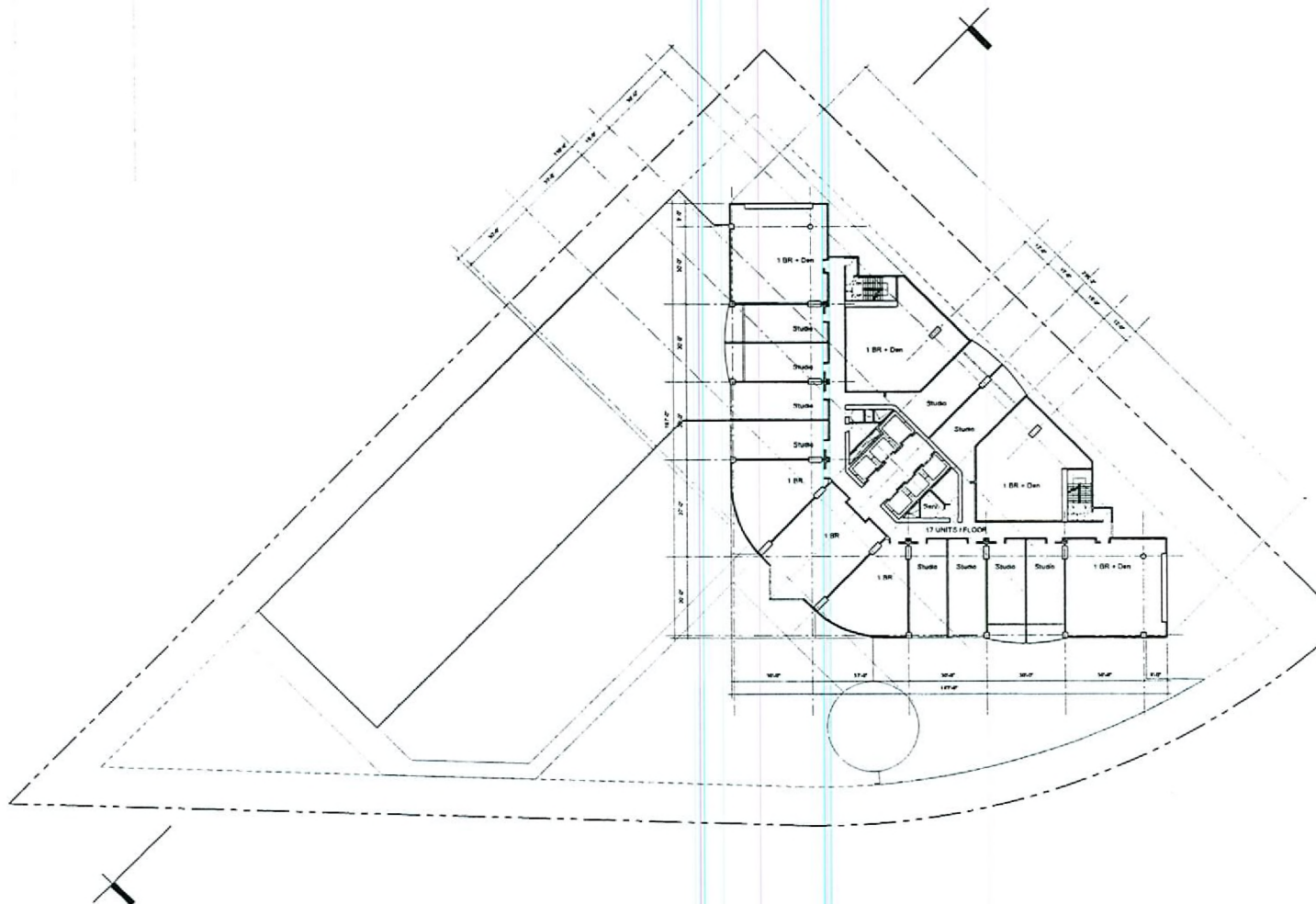
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DATE 04.28.2007
OFFICE LEVELS 11-12

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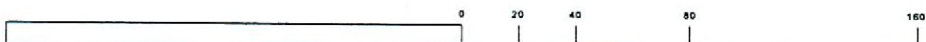


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 DATE 04.26.2007
RESIDENTIAL LEVELS 13-24

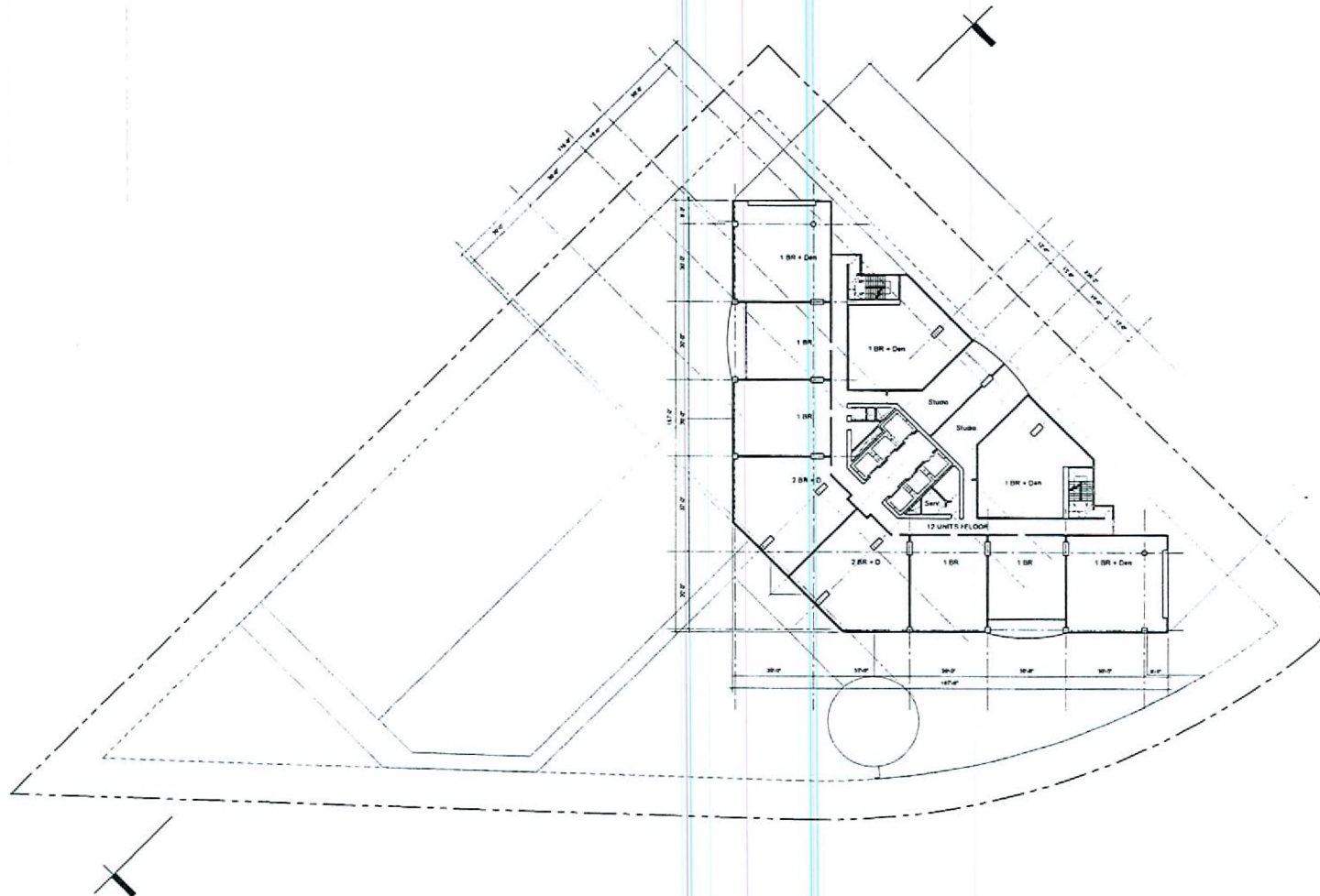
THE ISLAND - LAS VEGAS
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EJA
DESIGN STUDIO

ONE associated with $\mathcal{O}(\mathcal{E})$ action. How fast is $\mathcal{O}(\mathcal{E})$ action? $\mathcal{O}(\mathcal{E})$ action is $\mathcal{O}(\mathcal{E})$ action.



THE ISLAND DEVELOPMENT, LLC
PROJECT No 100000
DATE 1-04-28-2007

RESIDENTIAL LEVELS 36-43

THE ISLAND LAS VEGAS

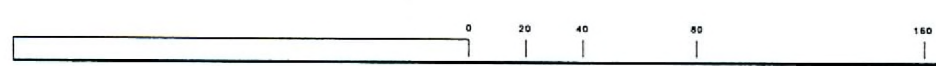
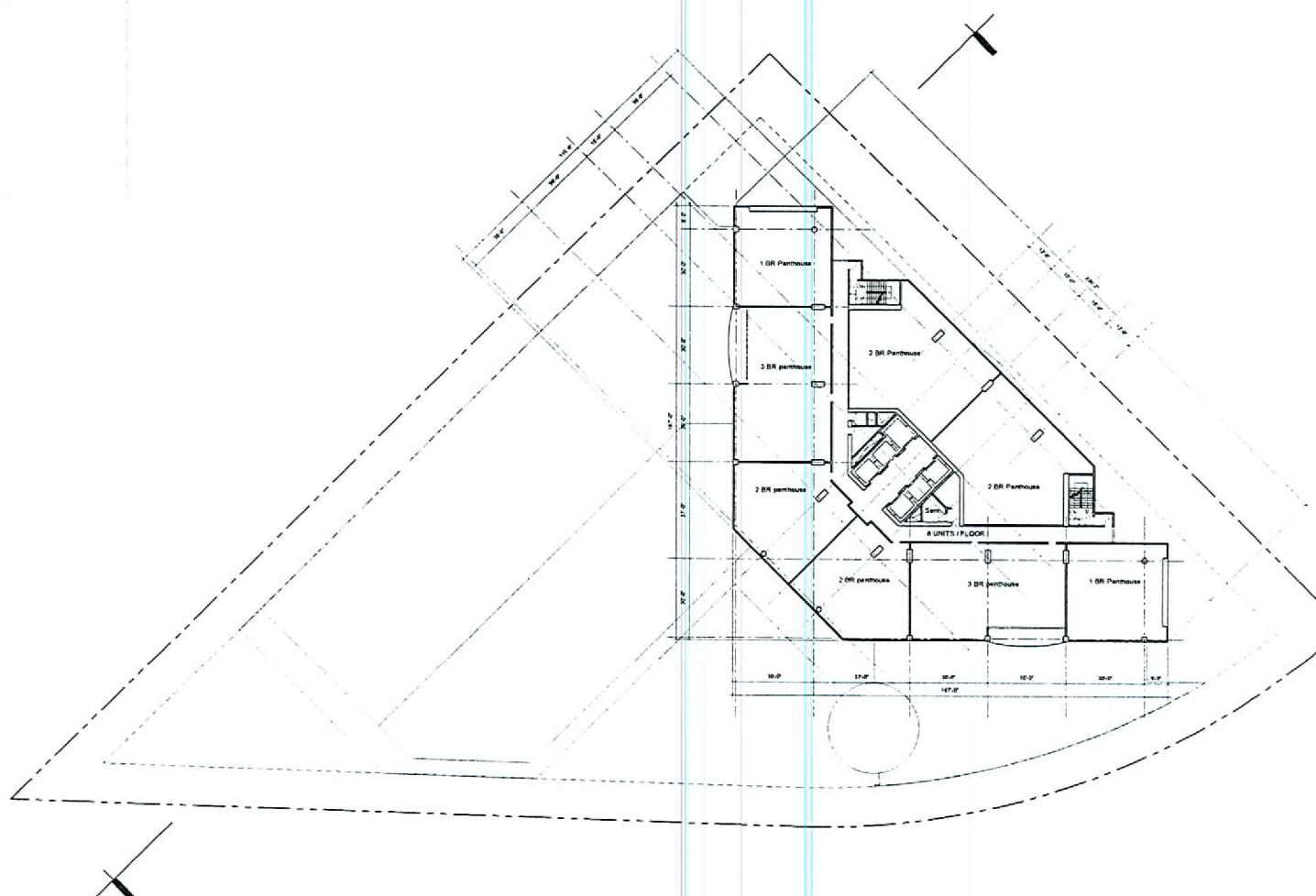
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PROJECT No 100000
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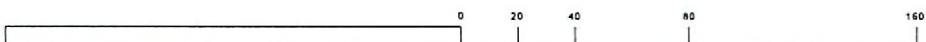
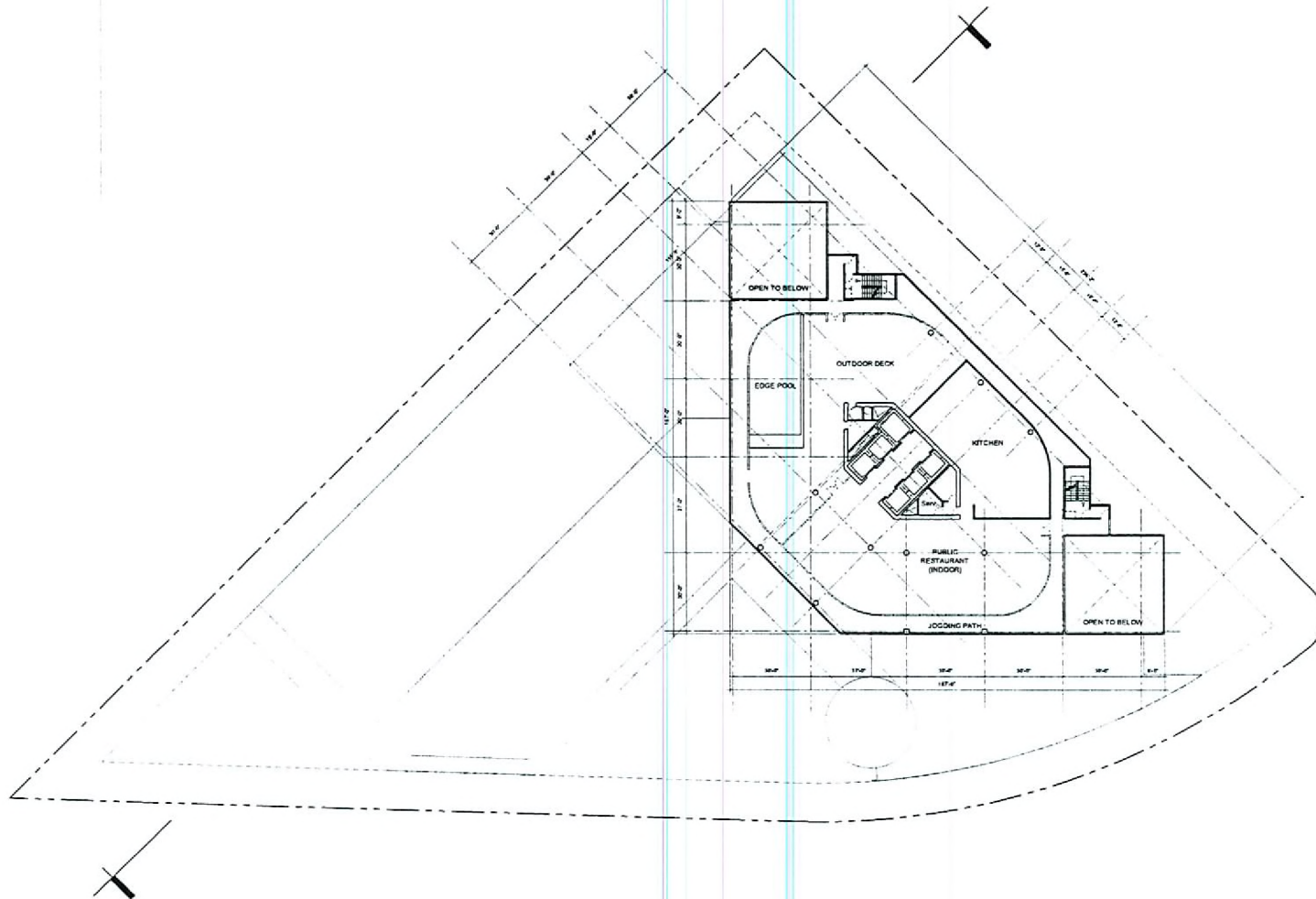
RESIDENTIAL LEVELS 45-48

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ROOF LEVEL 50

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