



PLANNING & DEVELOPMENT DEPARTMENT

STATEMENT OF FINANCIAL INTEREST

Case Number: **SUP-25060** APN: Part of 139-34-110-004

Name of Property Owner: City Parkway V, Inc.

Name of Applicant: Heritage-Nevada VIII, LLC

Name of Representative: Gary Dempster

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: N/A

Partner(s): N/A N/A

APN: N/A

Signature of Property Owner:

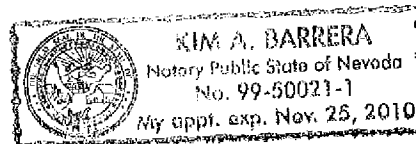
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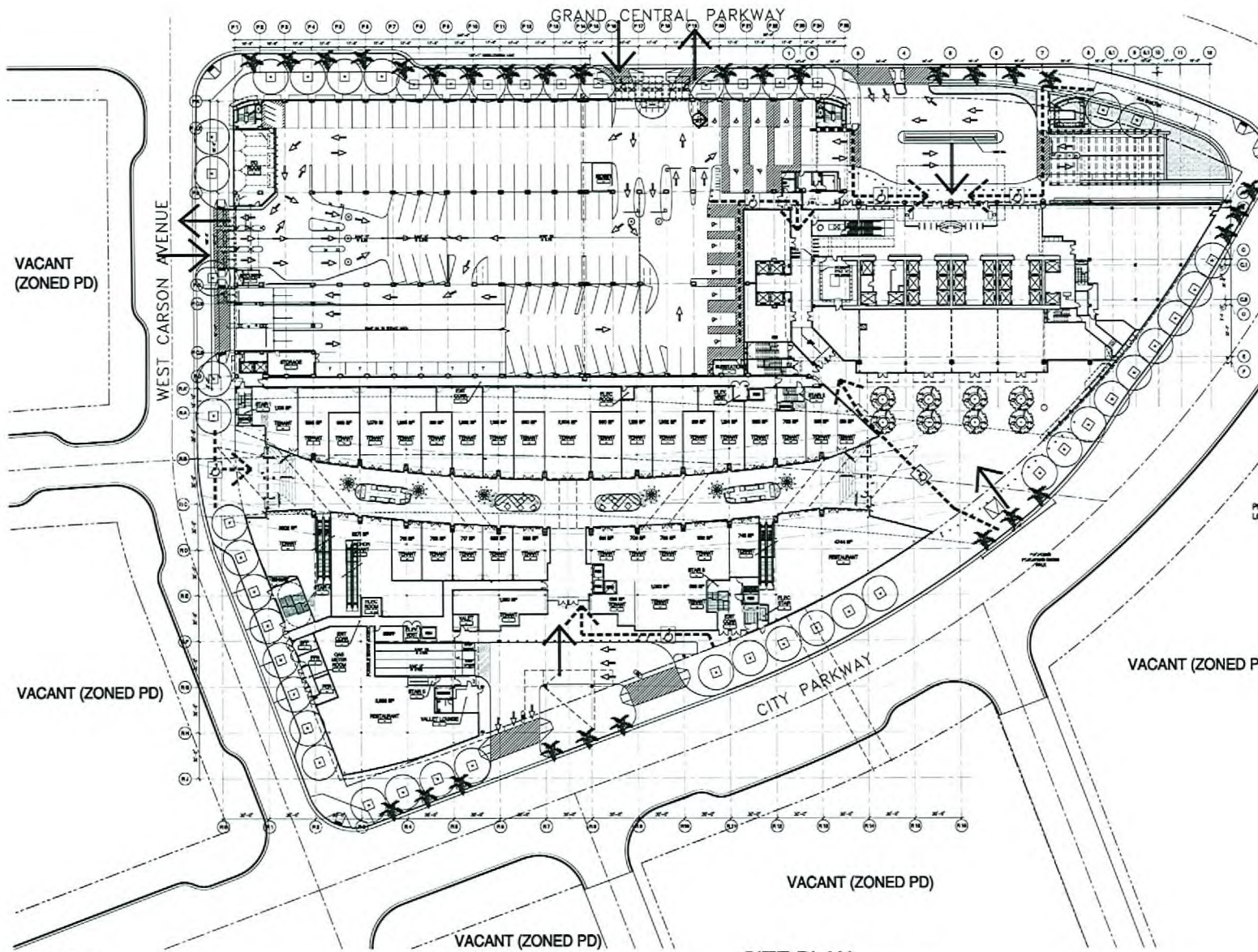
Douglas Selby

Subscribed and sworn before me

This 3 day of October, 20 07

Notary Public in and for said County and State





LEGEND

← IMPROVISED EGRESS

← ADA ACCESSIBILITY



VICINITY MAP SCALE: N.T.S.

SITE PLAN SCALE: 1" = 36'-0"



OCTOBER 9, 2007 1.1

APA # 25034

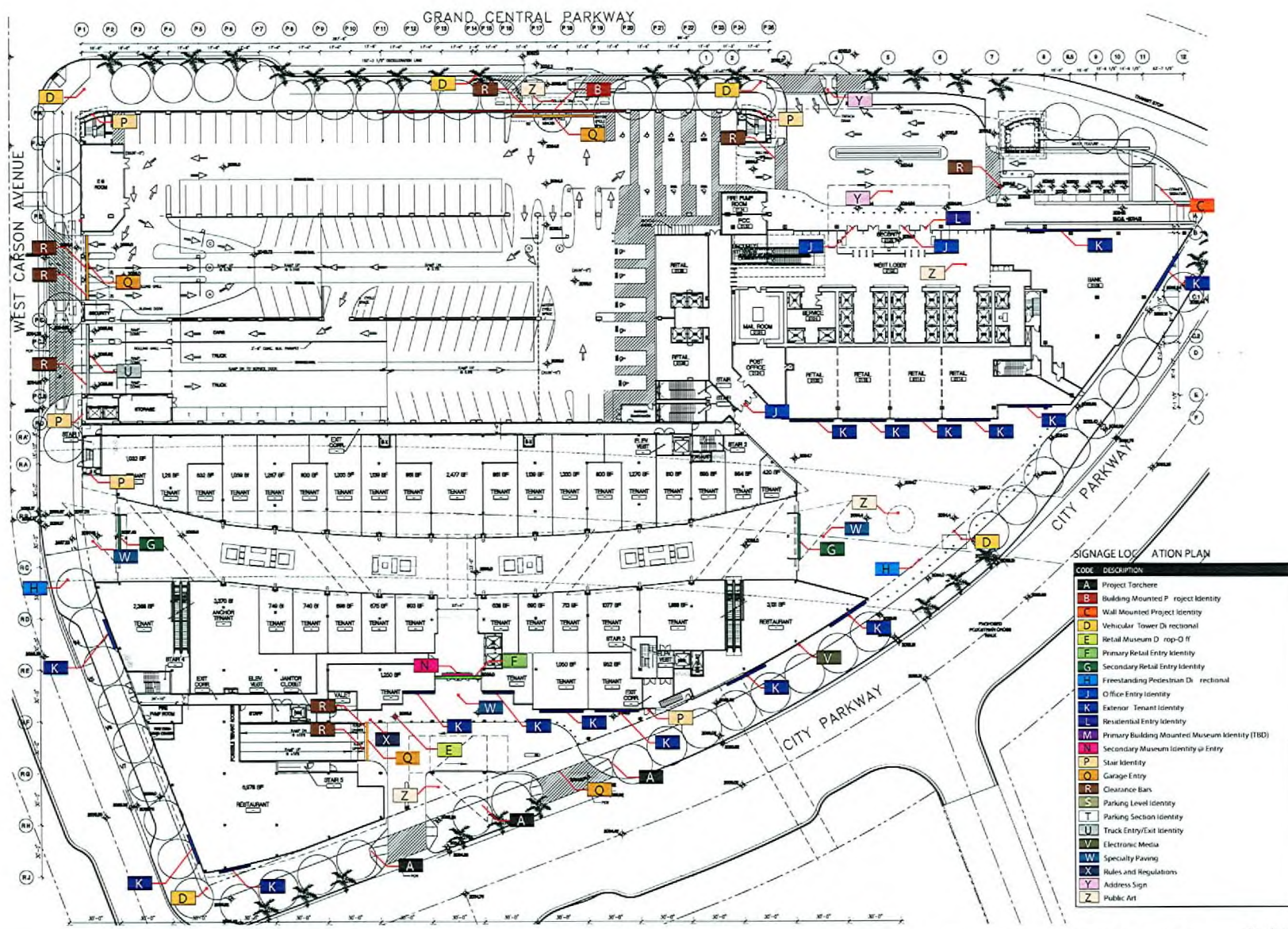
PRIORITY INTERNATIONAL CORPORATION
 421 N. Beverly Drive, Suite 300
 Beverly Hills, California 90210
 310.858.1852 voice
 310.858.0538 fax

WORLD JEWELRY CENTER

SUP-25060
11/29/07 PC

RECEIVED
 OCT 09 2007

ALLOAN + FORTER ARCHITECTS
 444 South Flower Street, 40th Floor
 Los Angeles, CA 90013
 Tel: 213.536.1000 Fax: 213.536.1001
 Web Site: <http://www.alloanforter.com>
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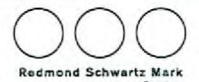
SIGNAGE LOCATION PLAN

CODE	DESCRIPTION
A	Project Torchere
B	Building Mounted Project Identity
C	Wall Mounted Project Identity
D	Vehicular Tower Directional
E	Retail Museum Drop-off
F	Primary Retail Entry Identity
G	Secondary Retail Entry Identity
H	Freestanding Pedestrian Directional
J	Office Entry Identity
K	Exterior Tenant Identity
L	Residential Entry Identity
M	Primary Building Mounted Museum Identity (TID)
N	Secondary Museum Identity w/ Entry
P	Star Identity
Q	Garage Entry
R	Entrance Bar
S	Parking Level Identity
T	Parking Section Identity
U	Truck Entry/Exit Identity
V	Electronic Media
W	Specialty Paving
X	Rules and Regulations
Y	Address Sign
Z	Public Art

SIGNAGE LOCATION PLAN

October 09, 2007 1.2

APA # 25034



ALTYON + PORTER ARCHITECTS

SUP-25060
11/29/07 PC

OCT 09 2007

398-A135

October 9, 2007

Nabil Albert, RA
Director, Development and Construction
Probit International Corporation
421 North Beverly Drive, Suite 350
Beverly Hills, CA 90210

Subject: World Jewelry Center Shared Parking Study

Dear Mr. Albert:

G. C. Wallace (GCW) has updated the shared parking study summarized in a letter dated August 13, 2007. The new analysis accounts for an increase in office, retail, and residential land use.

The subject Project is now planned to incorporate the following land use square footages:

- Office – 908,481 SF Gross Floor Area, which is an increase of 7,843 SF compared to the previous analysis (809,667 SF Gross Floor Area minus elevator shafts, stairwells, and floor area containing mechanical, electrical, communications, and security equipment, an increase of 9,879 SF compared to the previous analysis)
- Retail – 112,481 SF (GFA), an increase of 6,468 SF compared to the previous analysis (100,500 SF Gross Leasable Area (GLA), an increase of 8,274 SF compared to the previous analysis)
- Food Court – 8,631 SF a decrease of 1,247 SF compared to the previous analysis (6,473 SF public seating and 2,158 SF service area) (GLA)
- Museum Cafe – 5,875 SF a decrease of 3,009 SF compared to the previous analysis (4,406 SF public seating and 1,469 SF service area) (GLA)
- Casual Dining Restaurant – 10,701 SF an increase of 712 SF compared to the previous analysis (8,026 SF public area and 2,675 SF service area) (GLA)
- Health Club – 23,879 SF (GFA) the same when compared to the previous analysis (20,919 SF Gross Floor Area minus elevator shafts, stairwells, and floor area containing mechanical, electrical, communications, and security equipment, the same when compared to the previous analysis)
- Museum – 24,802 (GFA), a decrease of 244 SF compared to the previous analysis
- Bank – 10,930 (GFA), an increase of 1,051 SF over the previous analysis
- Residential Condos (studio & 1 Bedroom) - 21 Units, an increase of 9 units compared to the previous analysis.
- Residential Condos (2 Bedroom) – 72 units, a decrease of 1 unit compared to the previous analysis.
- Residential Condos (3 Bedroom) – 5 units, the same when compared to the previous analysis.
- Raw Bar – 2,094 SF a decrease of 1,001 SF compared to the previous analysis (1,880 SF public seating and 214 SF service area) (GLA)
- Tower Restaurant - 10,145 SF an increase of 638 SF compared to the previous analysis (7,609 SF public seating and 2,536 SF service area) (GLA)

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G. C. WALLACE, INC.
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G.C. WALLACE HOLDINGS, INC.

West's Coast Information
702.804.2184

Probit International Corporation
October 9, 2007
Page 2

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The starting point of a shared parking analysis is the calculation of unadjusted parking demand based on individual base parking ratios. Unadjusted demand has been calculated based on ratios recommended in *Shared Parking, 2nd Edition* published by the Urban Land Institute (ULI). The base ratio for office use, which is approximately 28% less than the CLV Code requirement, is based on the average rate reported in *Parking Generation 3rd Edition* for office use in an urban area. The rate recommended in *Parking Generation 3rd Edition* reflects the urban character of Union Park, while the CLV Code does not differentiate between urban or suburban areas.

It should be noted that the *Shared Parking, 2nd Edition* notes that regardless of the methodology used, GFA should exclude vehicle-parking areas, and floor areas occupied by mechanical, electrical, communications and security equipment. Additionally, elevator shafts, stairwells and atrium areas were excluded for the *Shared Parking 2nd Edition* ratios calculation, due to the fact these are either non-floor areas (Atrium) or common areas (Elevator shafts and stairwells) and are not purchased by the individual office tenants.

If land uses were taken individually, without the benefit of shared parking adjustments, parking requirements would total 4,397 based on CLV Code requirement and 3,315 spaces based on recommended *Shared Parking 2nd Edition* ratios. Parking requirement calculations without adjustments for shared parking analyses are summarized and included as Table 1.

It should be noted, only weekday demands were analyzed as it was assumed that much of the office component, accounting for over 80% of the proposed onsite land use, would not be operating on the weekend, and would therefore not be critical to the estimation of the peak parking demand.

Because the proposed Project is a mixed-use development, it is reasonable to assume that, as a whole, it will demand fewer parking spaces than predicted by the summation of each individual land use. This is the direct result of varying peak parking demand hours for different land uses and captive market reductions, which is a concept readily recognized in the Institute of Transportation Engineers (ITE) *Parking Generation Manual* and *Shared Parking 2nd Edition*. As a result, a shared parking analysis is applicable, especially when considering uninterrupted pedestrian connections between proposed land uses.

As stated, the values reported in Table 1 represent the unadjusted individual land use parking requirements that compose the Project. Using the total demands outlined in Table 1, the anticipated operating times for each land use, and the historical hourly parking accumulation distribution data presented on pages 16 through 19 of the Urban Land Institute (ULI) *Shared Parking 2nd Edition*, shared parking demands for each weekday hour can be calculated. Tables 2, 3 and 4 depict total parking demands by hour of day and land use type for a typical weekday. As shown in Table 3 and 4, the peak hour demands occur from 2:00 PM to 3:00 PM at 4,243 for CLV Code requirements and 3,135 spaces for Shared Parking ratios.

As outlined in the ULI *Shared Parking 2nd Edition*, past experience and studies indicate customer-parking needs at mixed-use sites are further reduced due to the patronage of multiple onsite land uses. Patrons utilizing multiple onsite land uses are termed "captive market" per *Shared Parking 2nd Edition*. An example of a "captive market" could be the following scenario: A person working in the office land use eats lunch at the onsite restaurant and shops at one of the retail sites. This person will not require additional parking demand since one parking spot is accommodating three different unique land uses. With this concept in mind, parking demands were further reduced for the restaurant and retail sites as summarized in Table 4.

As shown in Table 4, the retail and casual dining land use demands have been reduced by 10% based on typical captive market reductions taken in the various case study analyses compiled in the

SEE PAGE THREE OF THREE ON SHEET 1.4

SUP-25060
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OCTOBER 9, 2007 1.3

APA # 25034

SITE PLAN



ALTON HORTER
ARCHITECTS

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Shared Parking 2nd Edition. We believe this factor is very conservative, and that it could easily be much higher, particularly in the context of the whole Union Park site.

A captive market reduction of 67% has been assumed for the museum. We understand the majority of museum visitors are expected to be retail patrons who are interested in how gems are mined and cut, and brought to market. Relatively few primary trips to the museum are expected.

A captive market reduction of 85% has been assumed for the food court and museum café. These uses are amenities to other Project uses, and the only primary vehicular trips to them are likely to be employees.

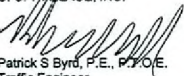
A captive market reduction of 94% and 65% has been assumed for the Health Club and Bank, respectively. It is understood that these amenities will be for office tenants only not for the general public. Therefore, it is anticipated that the only primary vehicular demands will be from employees.

The final calculated parking demand after shared parking savings are accounted for is 3,852 based on CLV Code requirements and 2,720 spaces based on recommended *Shared Parking* ratios.

It should be noted that further parking demand reductions could be realized, depending on the proportion of transit and taxi trips to and from the Union Park development.

The current site plan provides 2,778 parking spaces (previously 2,711 parking spaces). Thus resulting in a shortfall of 1,074 spaces (previously a shortfall of 1,078 spaces) based on CLV Code Requirements and a surplus of 58 spaces (previously a surplus of 57 spaces) based on recommended *Shared Parking* ratios for the weekday peak hour. The utilization of common parking areas provided by the Union Park development could augment the proposed parking supply.

Very truly yours,
G. C. WALLACE, INC.


Patrick S. Byrd, P.E., P.T.O.E.
Traffic Engineer

cc: Attach.

Gary Dempster, Altoon Porter Architects
John Tobin, GCW



SEE PAGES ONE AND TWO ON SHEET 1.3

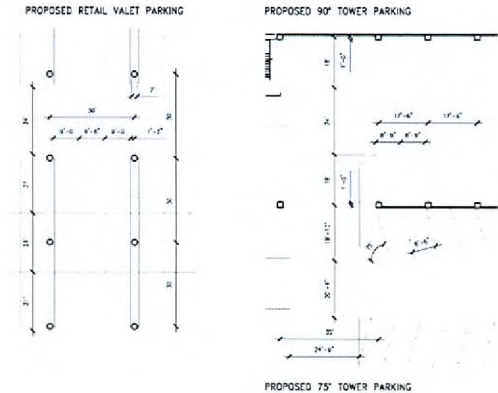
Table 5. Captive Market Adjustment

	Parking Demand per CLV Ratios			Parking Demand per Shared Parking Ratios		
	Unadjusted Demand (2:00 PM)	Non Captive	Adjusted Demand	Unadjusted Demand (2:00 PM)	Non Captive	Adjusted Demand
Office	3,029	100%	3,029	1,942	100%	1,942
General Retail	428	90%	385	348	90%	313
Food Court	82	15%	14	102	15%	15
Museum Café	63	15%	9	70	15%	11
Tower Rest	108	90%	97	121	90%	108
Raw Bar	26	15%	4	26	15%	4
Restaurant	114	90%	102	127	90%	114
Museum	83	33%	27	83	33%	27
Condo	179	100%	179	179	100%	179
Health Club	84	6%	5	103	6%	6
Bank	39	6%	2	36	6%	2
Total	4,121		3,862	3,135		2,720

NOTE:
TOTAL STANDARD SPACES = 2,715
TOTAL COMPACT SPACES = 0
TOTAL HANDICAP SPACES = 83

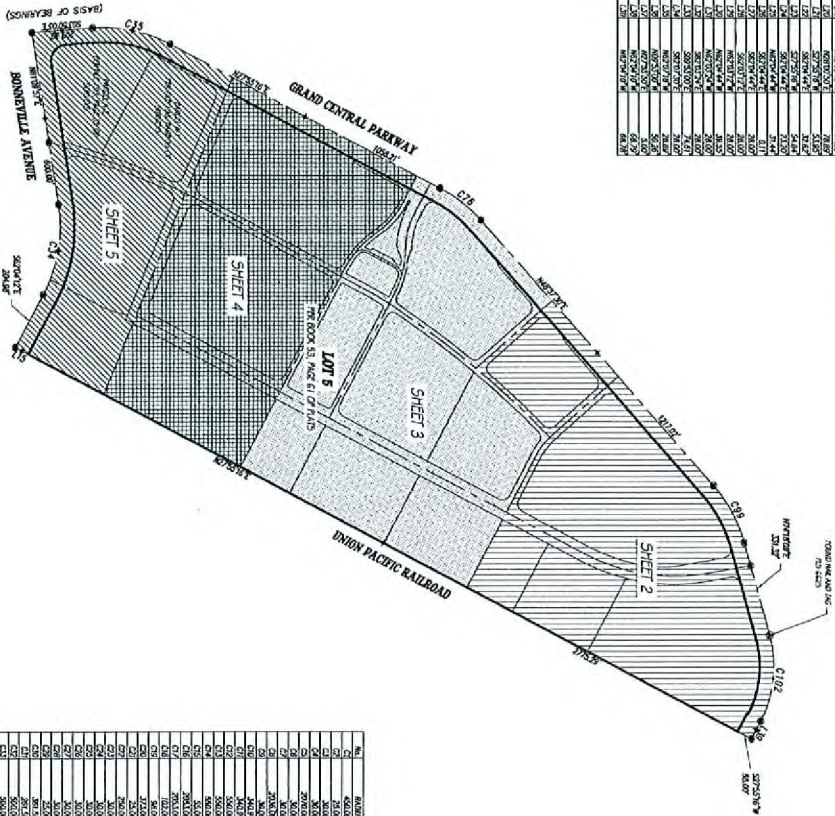


D FREE-STANDING VEHICULAR DIRECTIONAL SIGNS - PER UNION PARK DESIGN STANDARDS



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BASIS OF HEARINGS
NORTH DAKOTA: WEST, THE HEARING OF THE CENTRAL OF GRAND COUNTY, MINNAPAWA, AS SHOWN IN BOOK 44, PAGE 81 ON FILE AT THE CLARK COUNTY, MINNAPAWA RECORDERS OFFICE.

BENCHMARK
CITY OF LAS VEGAS VERTICAL CONTROL POINT T&O 1345, BEING A FIRST AND FINE IN 100' OF CORNER OF SOUTHWEST CORNER OF BOWENVILLE AVENUE & SOUTH CENTRAL PARKWAY.

ELEVATION: 2026.409 (FEET)
620.6104 (METERS)

CITY OF LAS VEGAS VERTICAL CONTROL # 2022 BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (MAD 88).

BOUNDARY LINE
STREET CORNER
COT LINES / North - 2nd WAY LINES
COT LINES
LINE LINES
MODEL LINE
FOUND IDENTIFICATION AS NOTED
SET 3/4" REBAR AND ALUMINUM CAD STAPLED P.S. 3809 OR AS NOTED

CURVE DATA TABLES

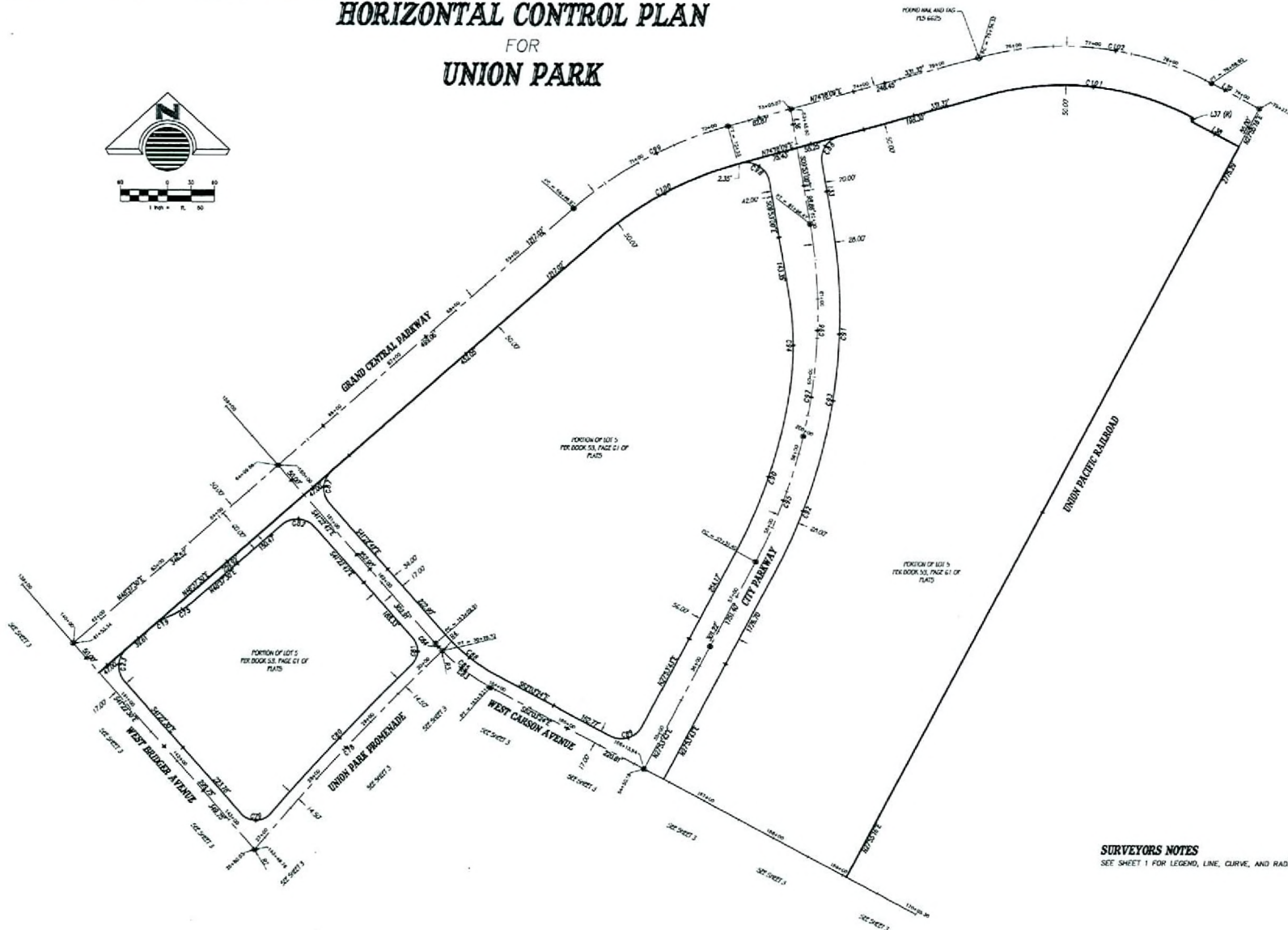
DRAWING NO. HC-1 1 5		DEPARTMENT OF PUBLIC WORKS			SCALE: 1"=100'	SCALE: 1/4"=1'-0"	DATE: JUL 21, 2007	REVISIONS	DATE
		SHEET:	PROJECT:		DRAWN BY: RGS	DESIGNED BY: RGS	CHECKED BY:		
		HORIZONTAL CONTROL	UNION PARK		HORIZON SURVEYS 8001 CORVINGTON CROSS DRIVE, SUITE 120 LAS VEGAS, NEVADA 89164 PHONE (702) 238-0048 FAX (702) 238-0077				

SUP-25060
11/29/07 PC

CLV DRAWING NO. 107V4816
SHEET 17 OF 17

BID # 08.1730.11

OCT 09 2007



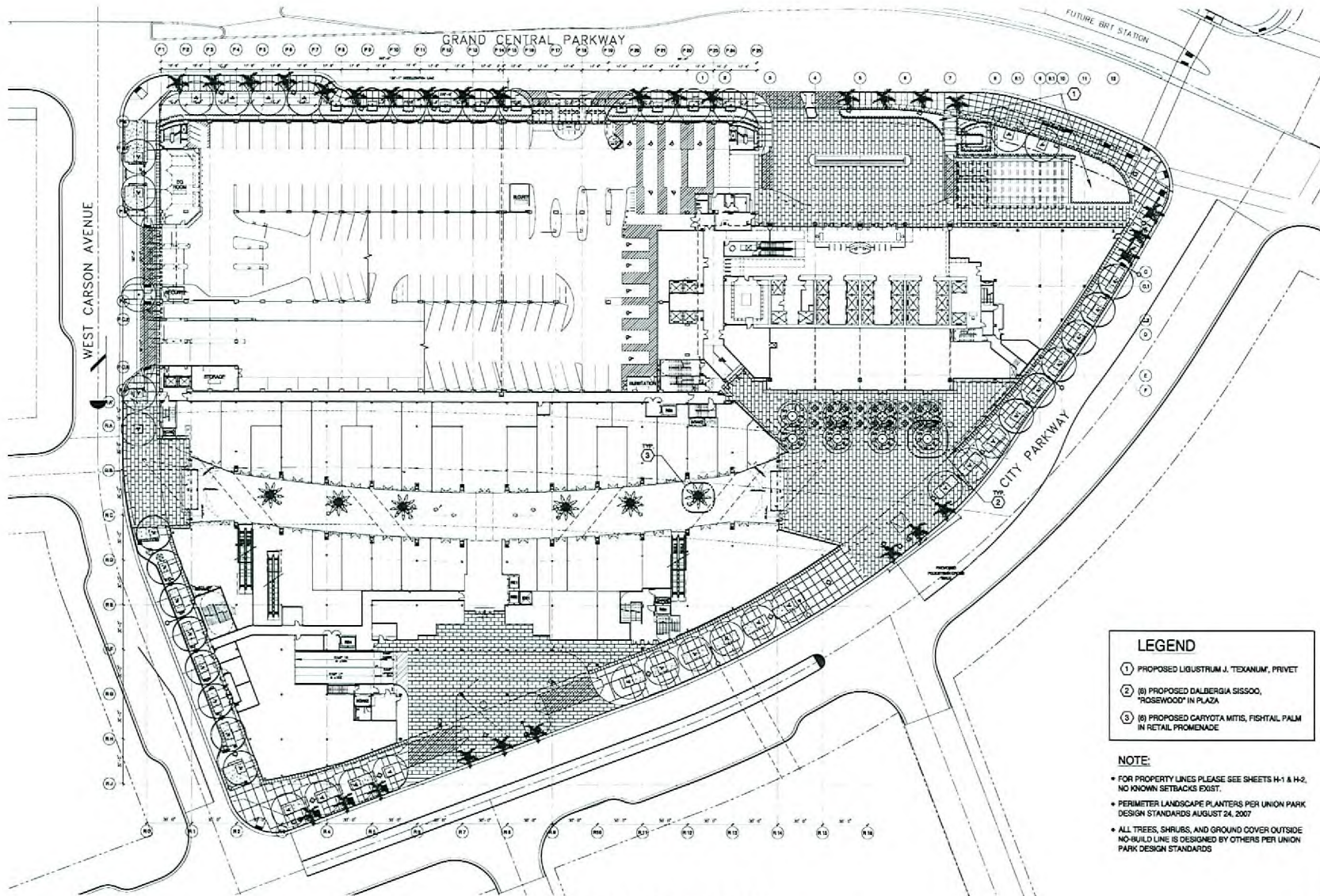
SEE SHEET 1 FOR LEGEND, LINE, CURVE, AND RADIAL DATA TABLES.

	SHEET HORIZONTAL CONTROL	PROJECT UNION PARK		SCALE: 1"=40' 1"=20' 1"=10' 1"=5' 1"=2.5' EXAMINER: _____ DESIGNED BY: _____ DATE: JUL 13, 2009	REVISIONS	DATE
DEPARTMENT OF PUBLIC WORKS			HORIZONTAL CONTROL			
DRAWING NO. HC-2			2			

CLV DRAWING NO. 107V4816
SHEET 18 OF

SUP-25060
11/29/07 PC

OCT 09 2007



LEGEND

- ① PROPOSED LIGUSTRUM J. 'TEXANUM', PRIVET
- ② (B) PROPOSED DALBERGIA SISSOO, "ROSEWOOD" IN PLAZA
- ③ (B) PROPOSED CARYOTA MITIS, FISHTAIL PALM IN RETAIL PROMENADE

NOTE:

- FOR PROPERTY LINES PLEASE SEE SHEETS H-1 & H-2, NO KNOWN SETBACKS EXIST.
- PERIMETER LANDSCAPE PLANTERS PER UNION PARK DESIGN STANDARDS AUGUST 24, 2007
- ALL TREES, SHRUBS, AND GROUND COVER OUTSIDE NO-BUILD LINE IS DESIGNED BY OTHERS PER UNION PARK DESIGN STANDARDS



APA # 25034

LANDSCAPE PLAN

SCALE: 1" = 30'-0"

OCTOBER 9, 2007 2.1

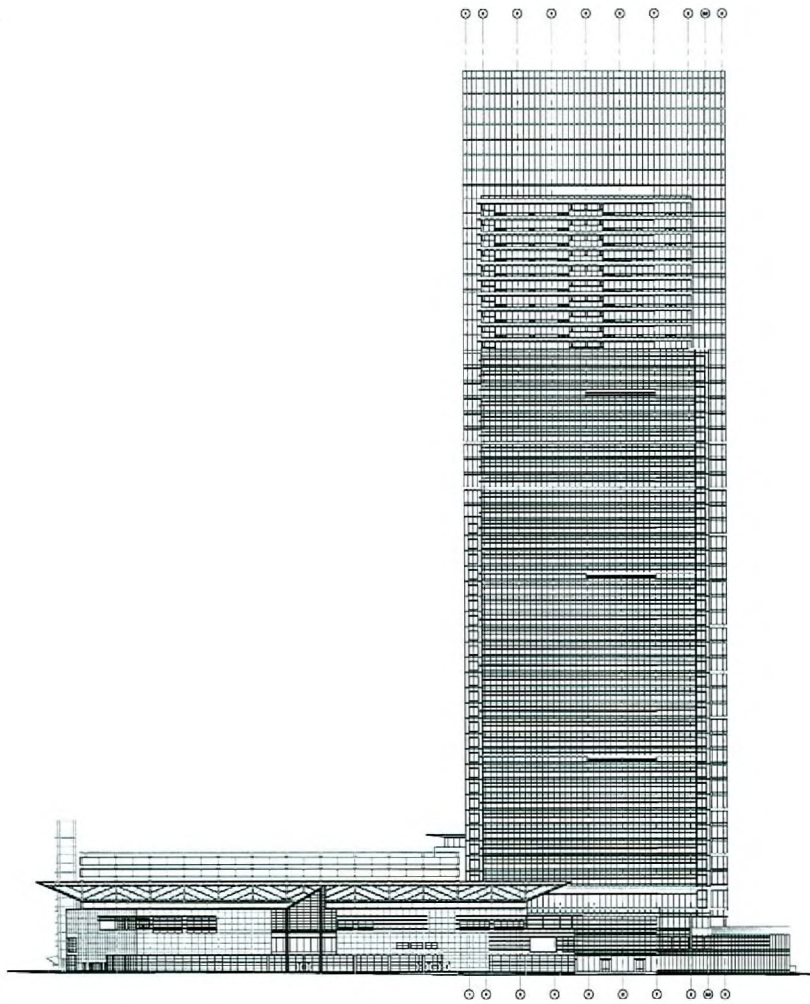
PROSITY INTERNATIONAL CORPORATION
 421 N. Beverly Drive, Suite 330
 Beverly Hills, California 90210
 310.888.1882 voice
 310.888.8838 fax



SUP-25060
11/29/07 PC

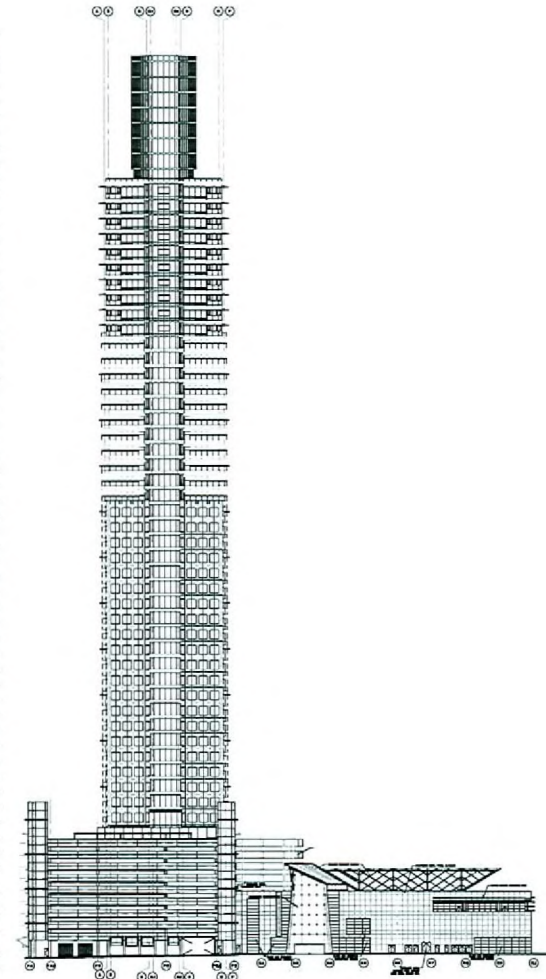
ALTON + PORTER
 ARCHITECTS
 444 South Flower Street, 4th Floor
 Los Angeles, CA 90013
 Tel: 213.241.1900 Fax: 213.241.1911
 Web: www.altonporter.com
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EAST

1	ROOFTOP	100'-0"
2	TOP OF PARAPET	100'-0"
3	88 COOLING TOWER	100'-0"
4	88	100'-0"
5	87 MECHANICAL	100'-0"
6	86	100'-0"
7	85 MACHINE ROOM	100'-0"
8	84 MECHANICAL / MACHINE ROOM	100'-0"
9	83 ROOF	100'-0"
10	82	100'-0"
11	81 PENTHOUSE RESIDENTIAL	100'-0"
12	80	100'-0"
13	79	100'-0"
14	78	100'-0"
15	77	100'-0"
16	76	100'-0"
17	75	100'-0"
18	74	100'-0"
19	73	100'-0"
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87	5	100'-0"
88	4	100'-0"
89	3	100'-0"
90	2	100'-0"
91	1	100'-0"
92	0	100'-0"



SOUTH

APA # 25034

BUILDING ELEVATIONS

SCALE: 1" = 50'-0"

OCTOBER 9, 2007 3.1

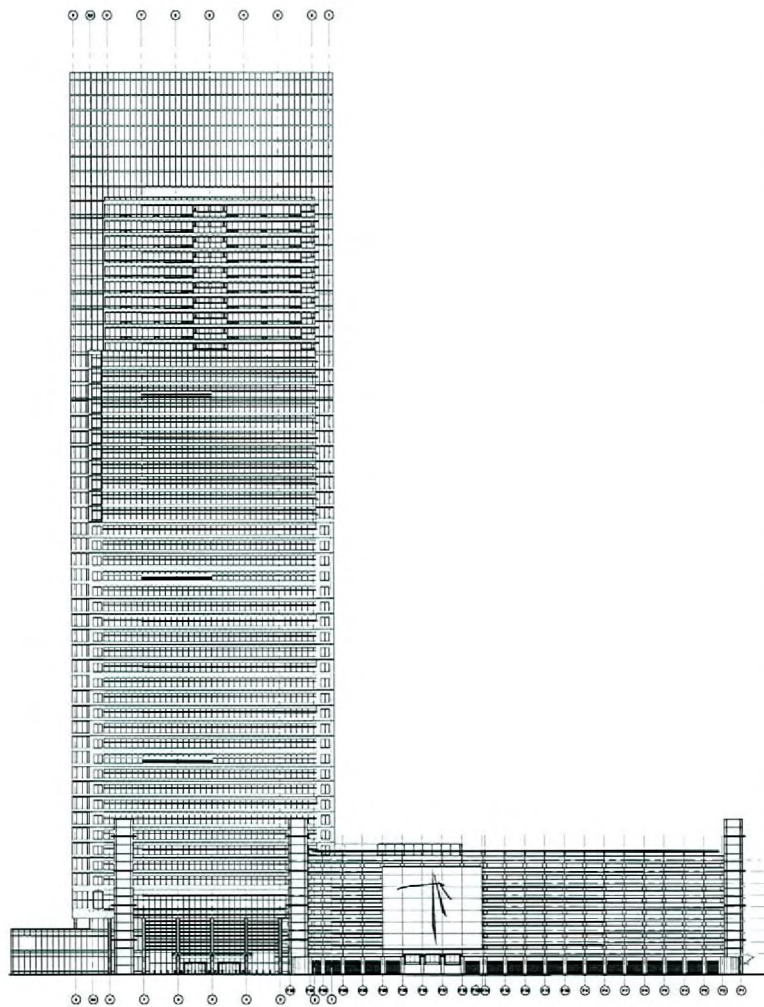
PRIORITY INTERNATIONAL CORPORATION
 #21 N. Beverly Drive, Suite 300
 Beverly Hills, California 90210
 310.886.1802 voice
 310.886.8838 fax

**WORLD
JEWELRY
CENTER**

SUP-25060
11/29/07 PC

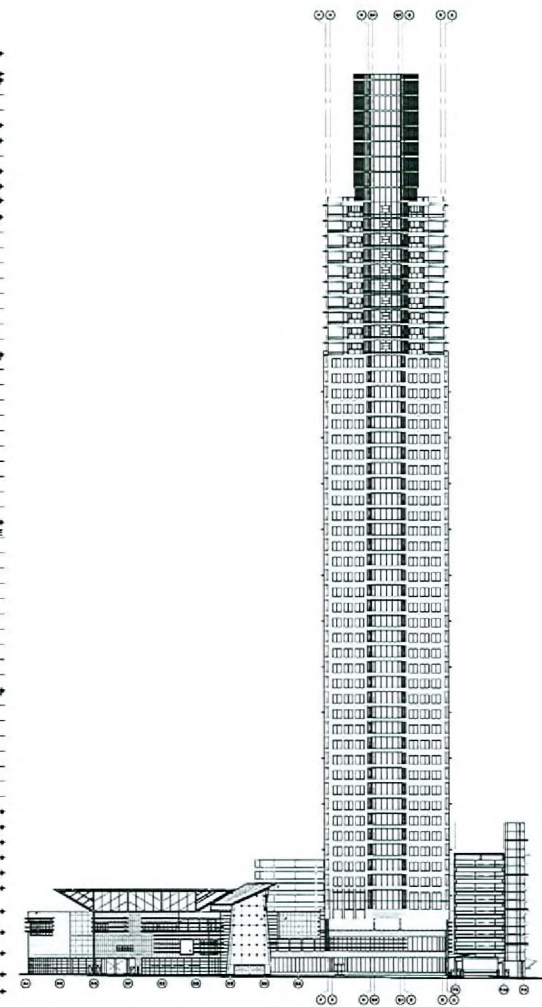
ALTON + PORTER
 ARCHITECTS
 444 South Flower Street, 4th Floor
 Los Angeles, CA 90071
 Tel: 213.241.1000 Fax: 213.241.1001
 Web: http://www.altonporter.com
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OCT 09 2007



WEST

1	HEIGHT LIMIT	200'-0"
2	TOP OF PAVILION	200'-0"
3	80	200'-0"
4	81 COOLING TOWER	200'-0"
5	82	200'-0"
6	83 MECHANICAL	200'-0"
7	84	200'-0"
8	85 MACHINE ROOM	200'-0"
9	86 MECHANICAL/MACHINE ROOM	200'-0"
10	87 ROOF	200'-0"
11	88 PENTHOUSE RESIDENTIAL	200'-0"
12	89	200'-0"
13	90	200'-0"
14	91	200'-0"
15	92	200'-0"
16	93	200'-0"
17	94	200'-0"
18	95	200'-0"
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21	98	200'-0"
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117	194	200'-0"
118	195	200'-0"
119	196	200'-0"
120	197	200'-0"
121	198	200'-0"
122	199	200'-0"
123	200	200'-0"



NORTH

BUILDING ELEVATIONS

SCALE: 1" = 50'-0"

APA # 25034

OCTOBER 9, 2007 3.2

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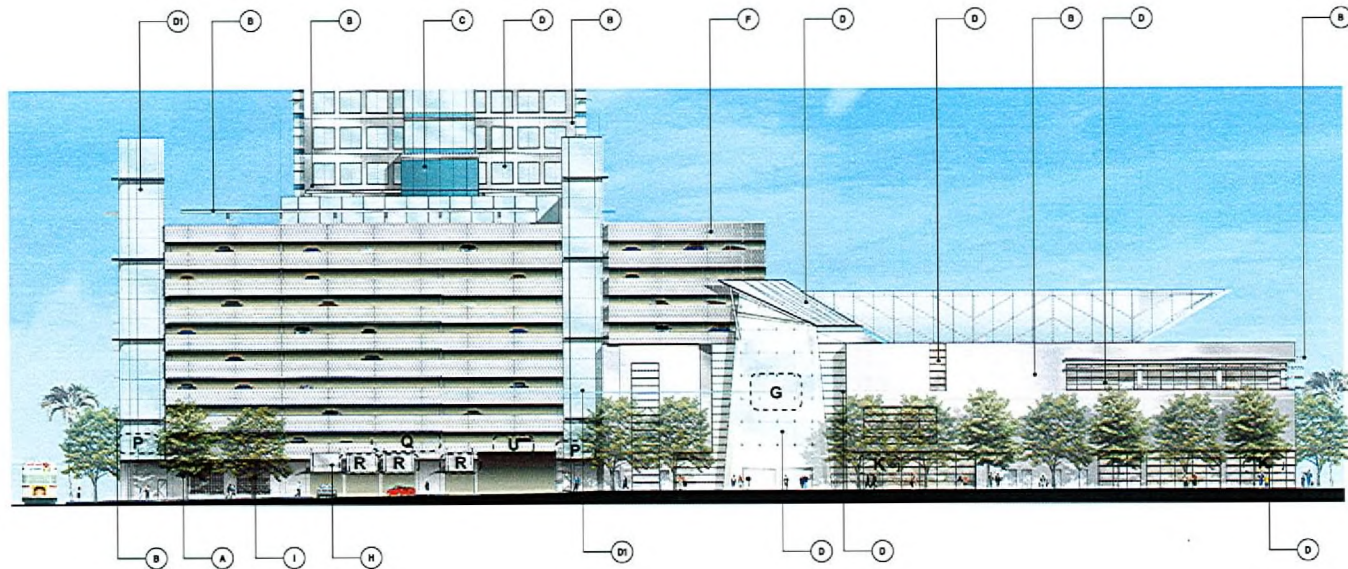
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A EXPOSED CONCRETE



B "SILVER SMITH" PAINTED, MATTE FINISH METAL PANELS



C 1 1/8" WARM GRAY GLASS SPANDREL



D1 1" BLUE GRAY TINTED CLEAR GLASS



D 1" BLUE GRAY TINTED TRANSLUCENT GLASS



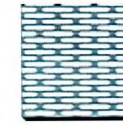
E BUILDING MOUNTED PROJECT IDENTITY



F PERFORATED CORRUGATED METAL PANELS



G BRUSHED STAINLESS STEEL COLUMN COVERS



H PERFORATED PAINTED METAL PANELS



I LARGE ROCK GABION WALLS

SOUTH



INDICATES PROPOSED SIGN LOCATION- SEE SHEET 1.2

BUILDING ELEVATIONS

SCALE: N.T.S.



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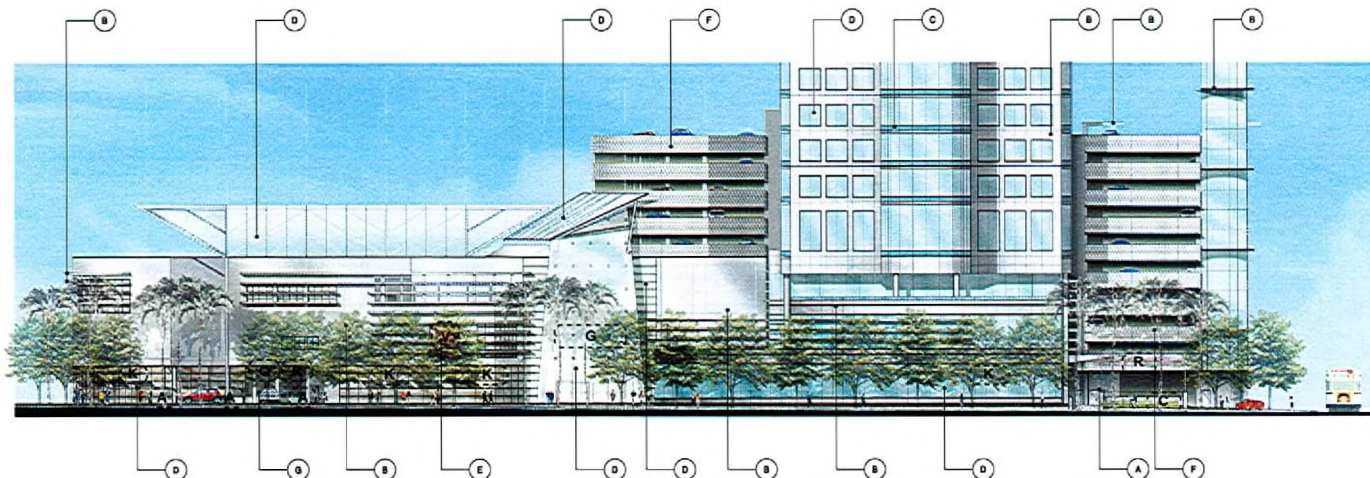
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A EXPOSED CONCRETE



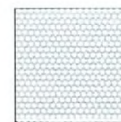
B "SILVER SMITH"
PAINTED, MATTE
FINISH METAL
PANELS



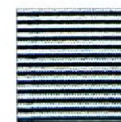
C 1/4\"/>



D 1\"/>



E BUILDING MOUNTED
PROJECT IDENTITY



F PERFORATED
CORRUGATED METAL
PANELS



G BRUSHED STAINLESS
STEEL COLUMN COVERS

NORTH

XX

INDICATES PROPOSED
SIGN LOCATION- SEE
SHEET 1.2

APA # 25034

BUILDING ELEVATIONS

SCALE: N.T.S.



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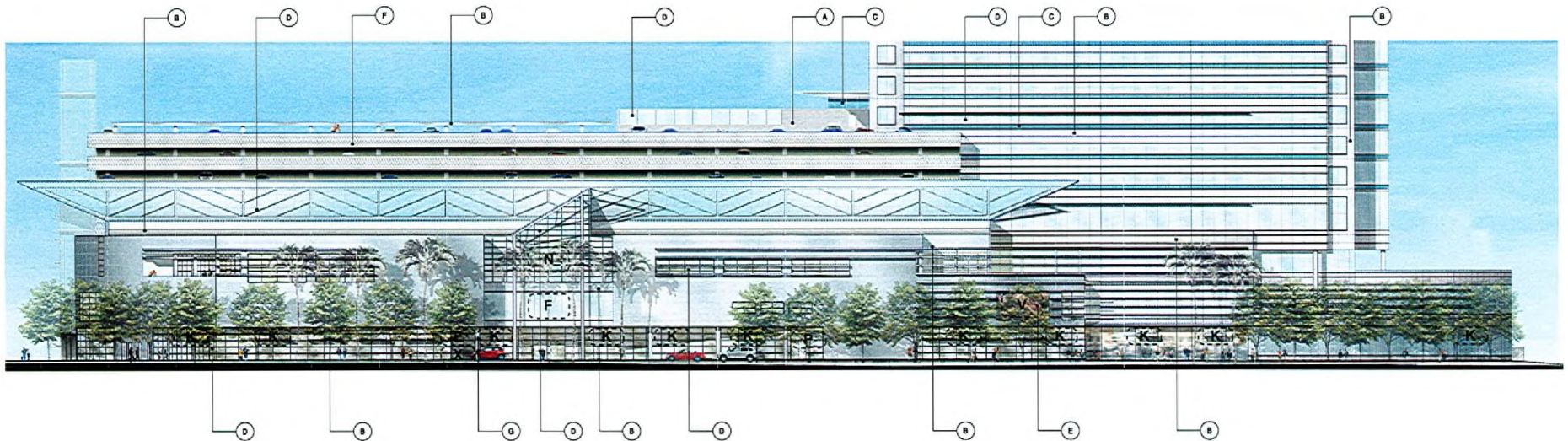
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A EXPOSED CONCRETE



B "SILVER SMITH" PAINTED, MATTE FINISH METAL PANELS



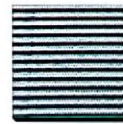
C 1 1/4" WARM GRAY GLASS SPANDREL



D 1" BLUE GRAY TINTED CLEAR GLASS



E BUILDING MOUNTED PROJECT IDENTITY



F PERFORATED CORRUGATED METAL PANELS



G BRUSHED STAINLESS STEEL COLUMN COVERS

EAST

XX

INDICATES PROPOSED SIGN LOCATION- SEE SHEET 1.2

BUILDING ELEVATIONS

SCALE: N.T.S.

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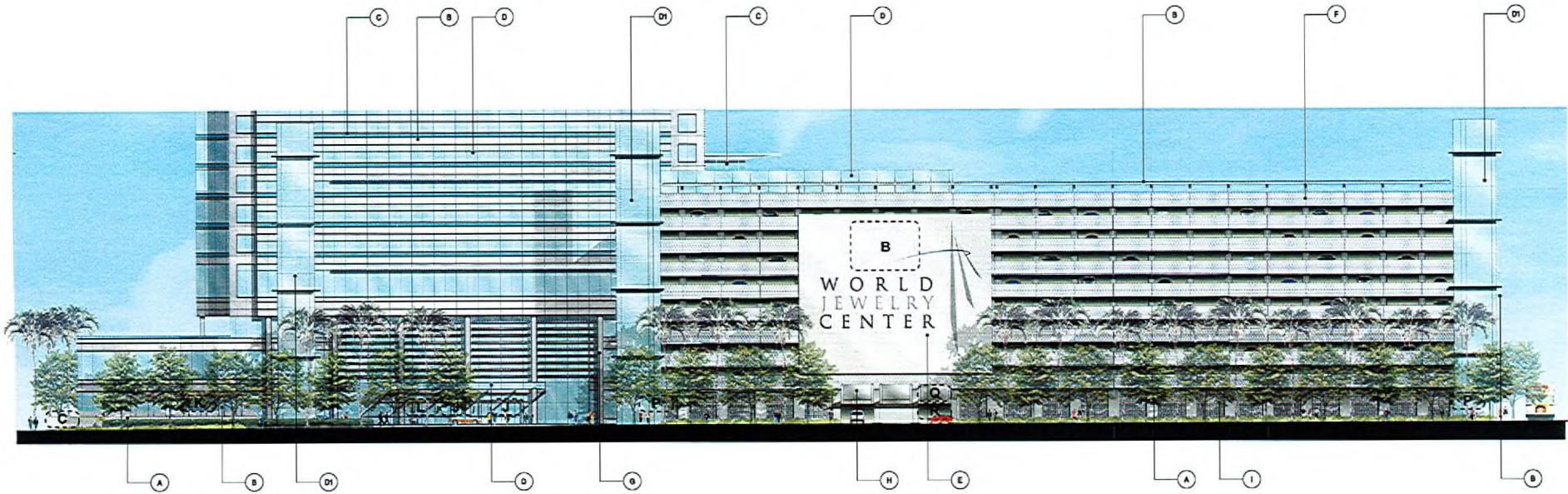
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- 
C 1 1/8" WARM GRAY GLASS SPANDREL
- 
D 1" BLUE GRAY TINTED CLEAR GLASS
- 
D1 1" BLUE GRAY TINTED TRANSLUCENT GLASS
- 
E BUILDING MOUNTED PROJECT IDENTITY
- 
F PERFORATED CORRUGATED METAL PANELS
- 
G BRUSHED STAINLESS STEEL COLUMN COVERS
- 
H PERFORATED PAINTED METAL PANELS
- 
I LARGE ROCK GABION WALLS

WEST

XX

INDICATES PROPOSED SIGN LOCATION- SEE SHEET 1.2

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BUILDING ELEVATIONS

SCALE: N.T.S.



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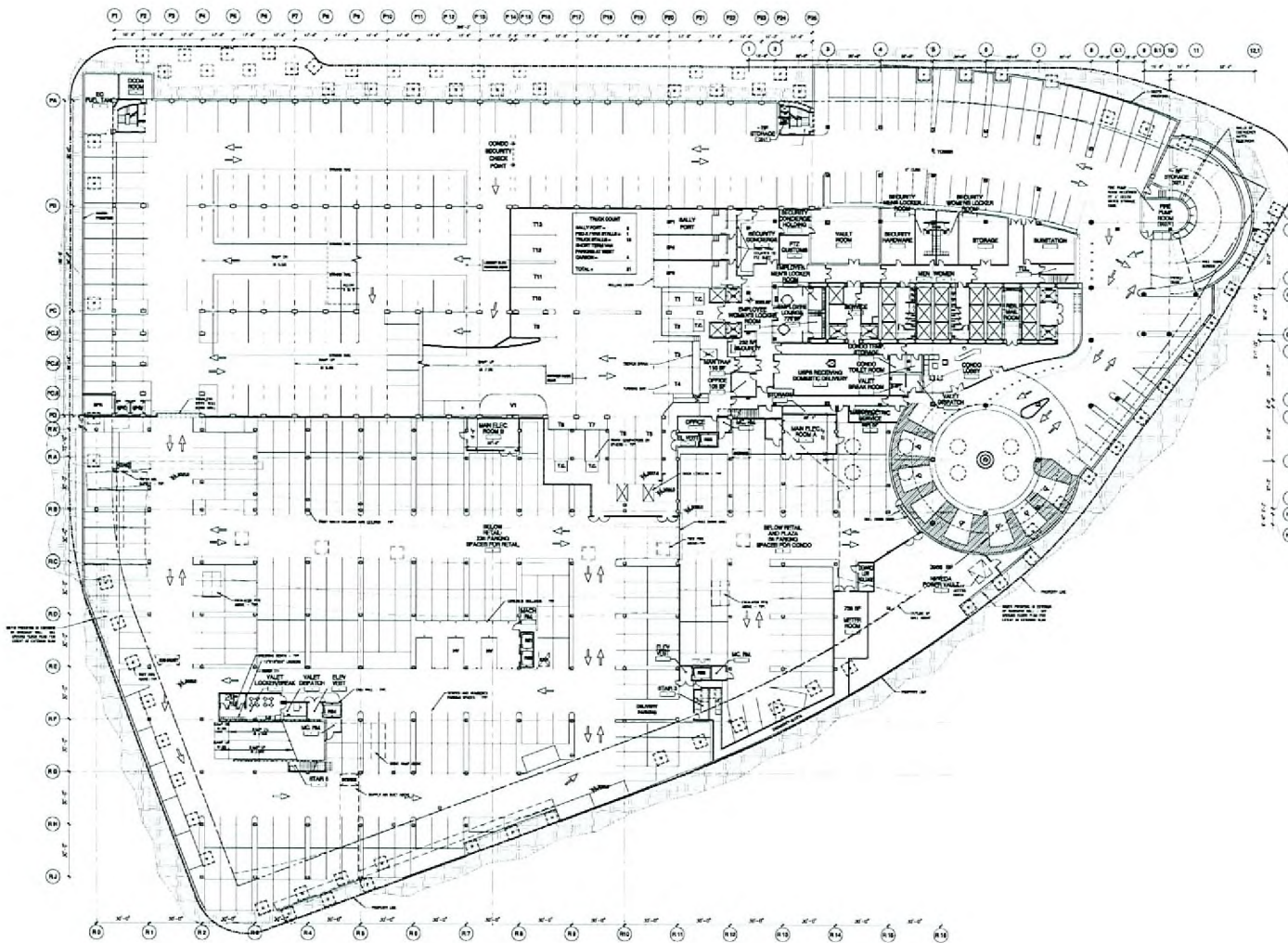
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BASEMENT LEVEL COMPOSITE PLAN
FLOOR PLANS

SCALE: 1" = 30'-0"

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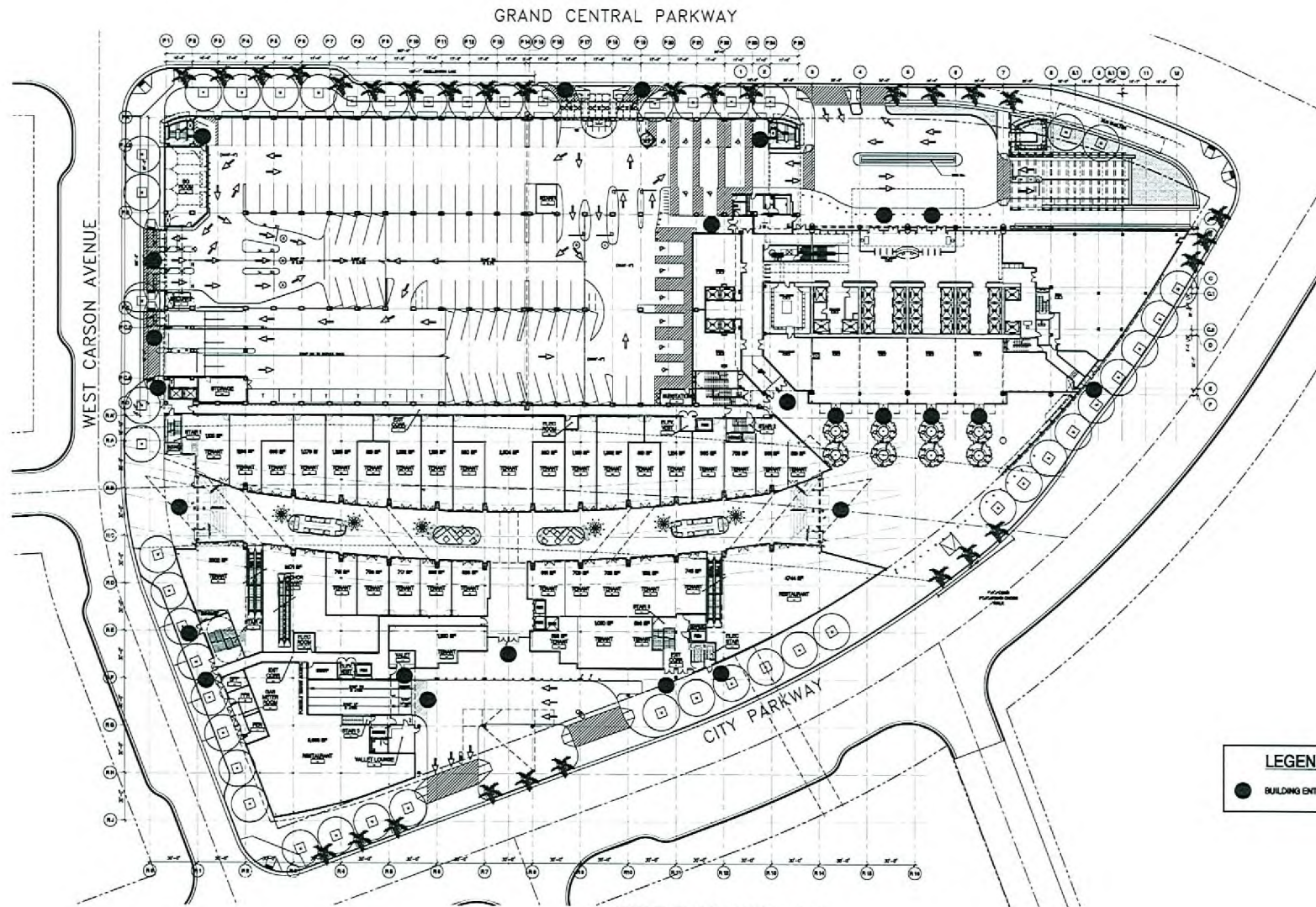
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LOBBY LEVEL COMPOSITE PLAN

FLOOR PLANS

SCALE: 1" = 30'-0"

LEGEND

● BUILDING ENTRANCES/ EXITS



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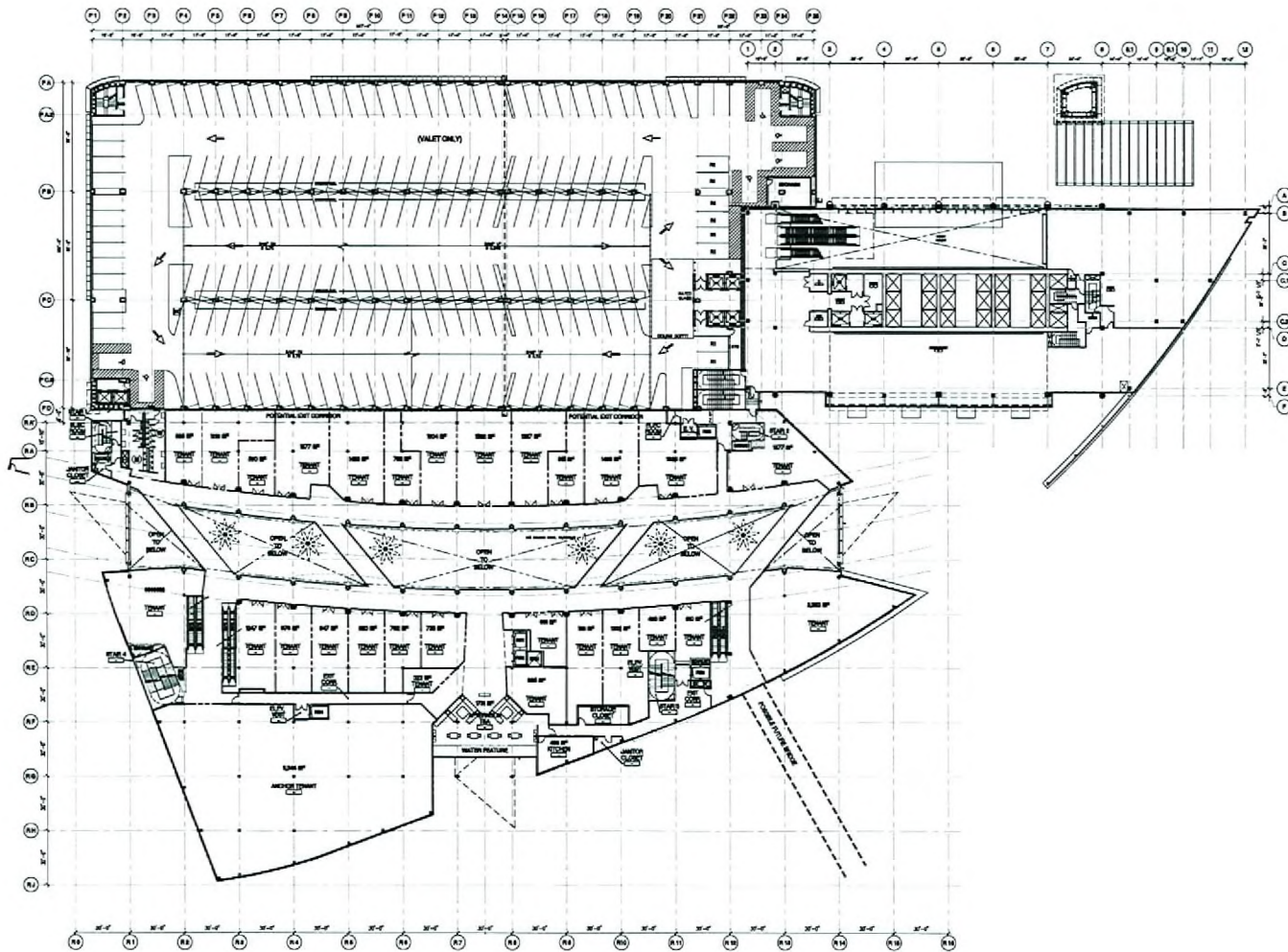
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SECOND LEVEL COMPOSITE PLAN
FLOOR PLANS

SCALE: 1" = 30'-0"

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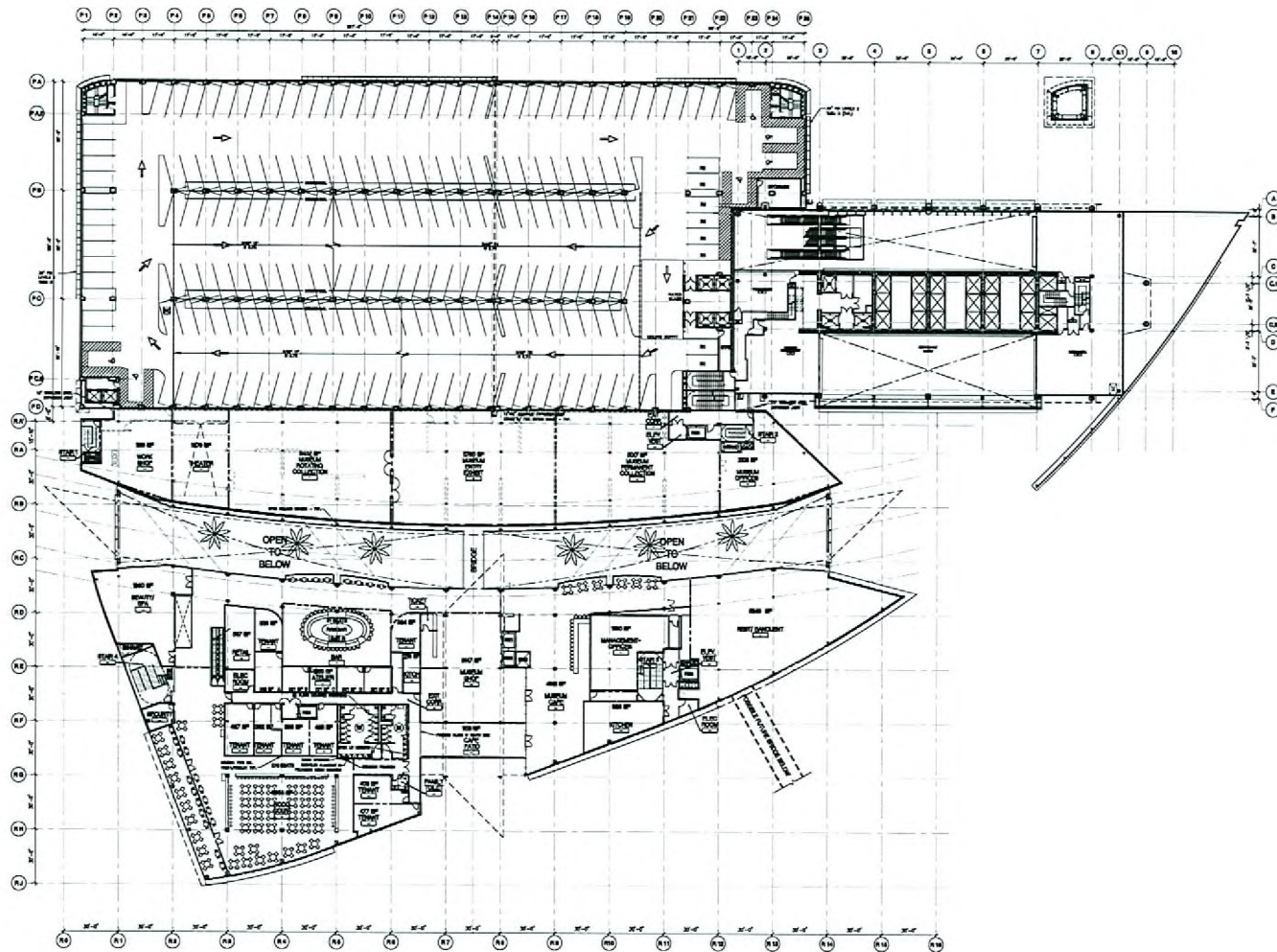
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THIRD LEVEL COMPOSITE PLAN

FLOOR PLANS

SCALE: 1" = 30'-0"

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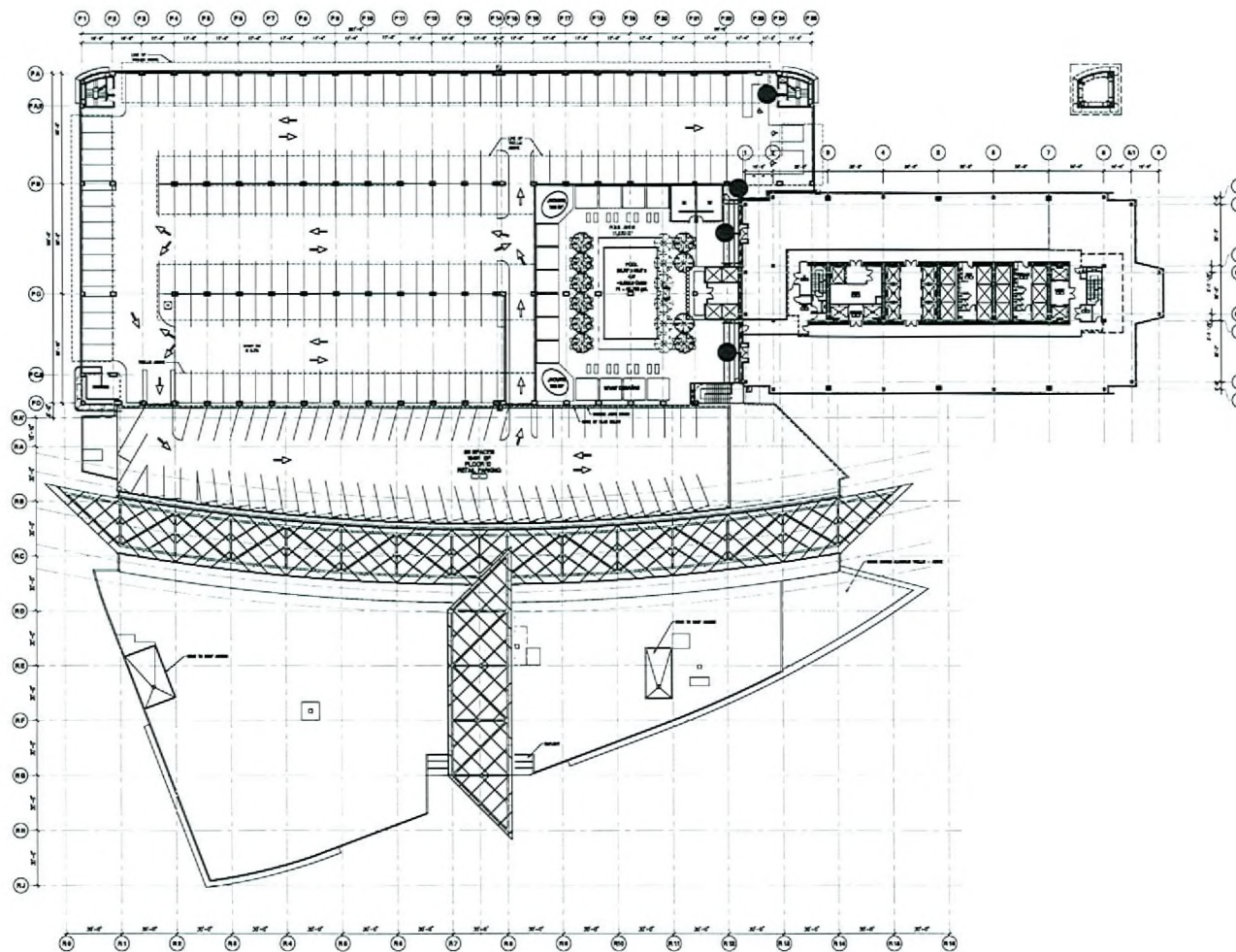


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POOL DECK LEVEL 10 COMPOSITE PLAN

FLOOR PLANS

SCALE: 1" = 30'-0"

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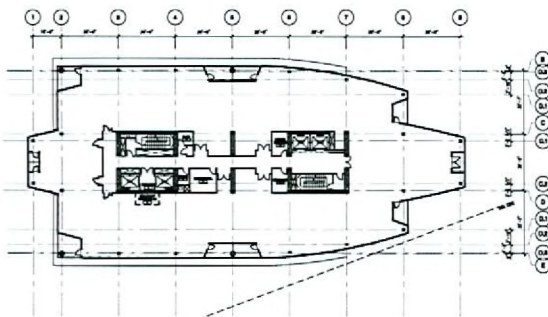


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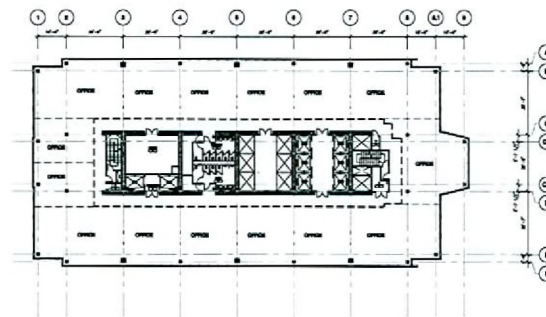
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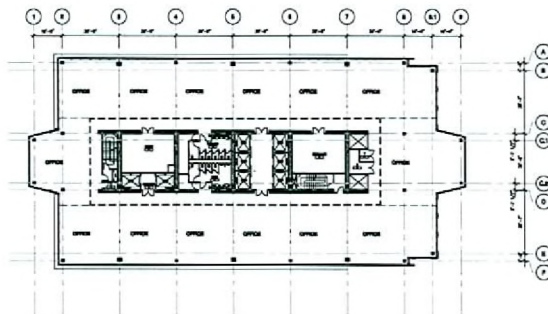
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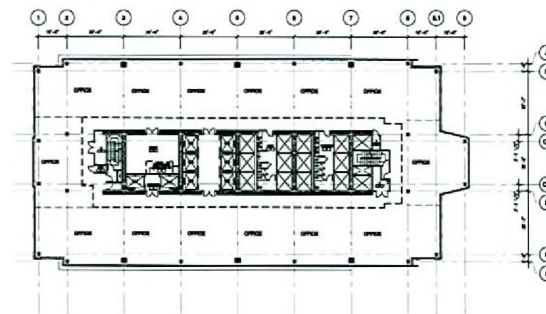
RESIDENTIAL PLAN
PLEASE SEE SHEET 4.7 FOR PROPOSED INTERIOR CONDO LAYOUTS



MID RISE OFFICE PLAN



HIGH RISE OFFICE PLAN



LOW RISE OFFICE PLAN

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TYPICAL TOWER FLOOR PLANS
FLOOR PLANS

SCALE: 1" = 30'-0"



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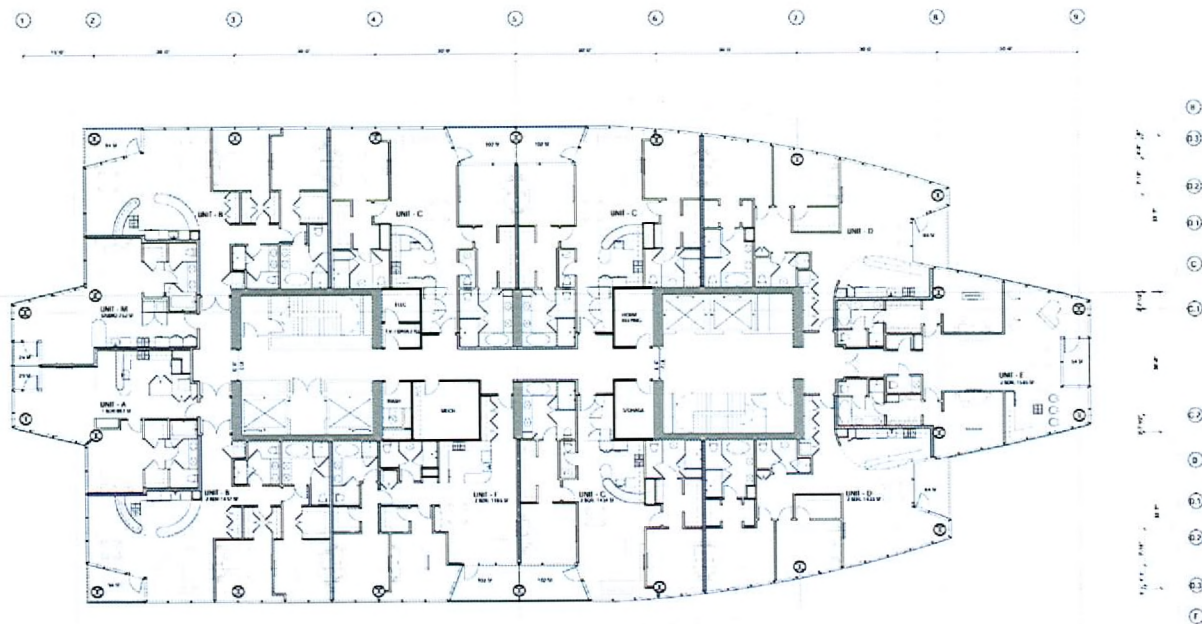
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PROPOSED RESIDENTIAL INTERIOR LAYOUT
FLOOR PLANS

SCALE: N.T.S.

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