

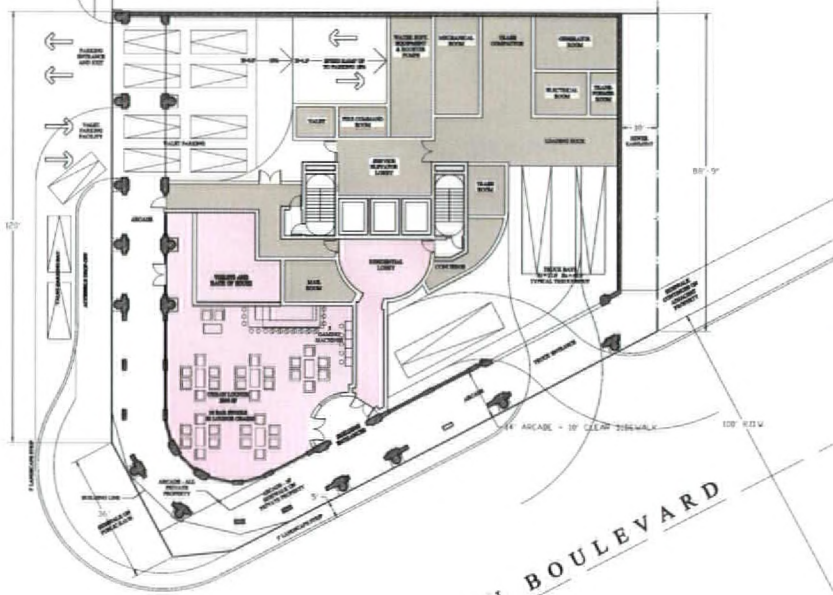




COOLIDGE STREET

FOURTH STREET

CHARLESTON BOULEVARD



**SITE INFORMATION**

APN: 076-04-076-018  
 ZONING: C-2 General Commercial  
 SUB: 00782 (5-01-2006)  
 SUP: 00782 (2-01-2006)

AREA (Approximate):  
 Net Area: 38,721 SF = 0.87 acres  
 Gross Area: 37,060 SF = 0.85 acres

DENSITY:  
 Units per Net Area: 302 units/acre  
 Units per Gross Area: 323 units/acre

LOT COVERAGE: 54%

F.A.R. (max): 20

**BUILDING AREAS**

	Rooms	# of Rooms	gross floor	net
Urban Lounge	1	1	2,890	2,890
Parking	Rooms 2-10	9	17,472	137,208
Club Level - amenities	11	1	3,706	3,706
Club level - residential	11	1	7,086	7,086
Typical residential floors	Rooms 12-18	22	12,890	306,260
Penultimate floors	Rooms 19-20	1	34,279	32,870
Top Residential floor	21	1	6,000	5,800
Mechanical floors	Floors 41 and 42	2	7,500	15,000
Gross Residential area			317,279	318
Net Residential area			315,652	318

**BUILDING HEIGHT**

	# of Rooms	height per floor	height total
Urban Lounge	1	30	30
Parking	9	9.5	85.5
Club Level	1	14.5	14.5
Typical residential floors	22	13.5	297
Penultimate floors	1	13.5	13.5
Top Residential floor	1	11.5	11.5
Mechanical floors	2	9	18
	41		402

**UNIT DISTRIBUTION**

	# of Rooms	Studio - 500 SF	100 - 100 SF	200 - 1000 SF	total units
Club level	1	0	2	0	2
Typical residential floors	22	10	220	4	234
Penultimate floors	1	10	50	2	62
Top Residential floor	1	4	2	2	8
	26	24	292	102	538

**UNIT COUNTS**

	# of Rooms	# of units	total units
Club level	1	0	0
Typical residential floors	22	36	152
Penultimate floors	1	42	56
Top Residential floor	1	0	0
	26	78	208

**PARKING**

	Required	Provided
Urban Lounge	N/A	0
Handicapped	N/A	0
Residential (1 unit)	462	561
Handicapped (1%)	0	0
Total required parking	462	561
Net parking Area	187,920 SF	
Gross Parking Area	177,348 SF	

**RECEIVED**  
 JAN 10 2008  
 SCALE: 1/16" = 1'-0"

**METROPLEX GROUP**  
 530 South Fourth Street  
 Las Vegas Nevada, 89101  
 Second Floor  
 702.650.2143

This plan is conceptual in nature and no guarantee of its accuracy is implied. Owner and Architect reserve the right to modify the design without notice. All notes, dimensions, sizes, and features are conceptual and subject to change.

URBAN LOUNGE  
**GATEWAY LAS VEGAS**  
 9th JANUARY 2008

**SUP-26015**  
**SUP-26073**  
 REVISED  
 01/24/08 PC

**NIR BURAS LLC**  
 CLASSICAL CONSULTING  
 502 D ST SE WASHINGTON DC 20003  
 202.412.5987 www.buras-classical.com

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