SITE INFORMATION

ZONING: EC\TC- Employment Center\Town Center

Parcel : (Approximate, to be Verified)

Net Area 2,117,033 sf 49.817 acres

Assessor Parcel No:
125-20-601-003, 005 125-20-603-001, 002, 003, 004
125-20-602-002, 003, 005, 006, 007, 008 125-21-201-001

COMMERCIAL AREA :

Anchor - 1		160,000 gsf
Anchor - 2		180,000 gsf
Retail - 1 thru 9	First Floor	370,000 gsf
Retail - 1 thru 9	Second Floor	320,000 gsf
Food Court	2nd/3rd Floors	50,000 gsf
Offices	Third Floor	200,000 gsf
Total Retail Area		**1,280,000 gsf**
Theaters		70,000 gsf
Entertain't Areas / Encl. Park		20,000 gsf
Total Entertainment Area		90,000 gsf
Common Area - First Floor		105,000 gsf
Common Area - Second Floor		60,000 gsf
Common Area - Third Floor		40,000 gsf
Total Common Area		205,000 gsf
Total Mall Area		**1,575,000 gsf**
FAR (2,117,033 sf)		**0.744**

RESIDENTIAL AREAS :

Condo Units		
1 - Bdrm Units	33%	300
2 - Bdrm Units	55%	498
3 - Bdrm Units	12%	102
Total Units		**900**
Condo Floor Area		
Tower - 1 - 15 Floors	87%	520,000 gsf
Common Area	13%	77,000 gsf
Tower - 2 - 15 Floors	87%	522,000 gsf
Common Area	13%	78,000 gsf
Lofts - 4 Floors (x2)	87%	104,000 gsf
Common Area	13%	16,000 gsf
Total Resid'l Areas		**1,317,000 gsf**
Total Project Area		**2,892,000 gsf**
FAR (2,117,033 sf)		**1.366**

Parking Spaces

Retail	2,625 spaces
Condo	0 spaces
H/C	85 spaces

PARKING REQUIREMENTS

Retail/Office Required:

Retail	1 per 250 sf	1,030 * 4 =	4,120
Food Court	1 per 50 sf - public	20 * 20 =	400
	1 per 200 sf - service	30 * 5 =	150
Offices	1 per 300 sf	200 * 3.33 =	667
Common Area	1 per 250 sf	205 * 4 =	820
Theaters	1 per 4 seats + 10	2000 / 4 + 10 =	510
Total Required:			**6,667**

Provided:

Parking at Grade		2,625
Parking - Structure	(above or below grade)	4,058
Total Provided:		**6,683**
Parking Ratio:	4.24 per 1000	1 per 236

Residential Required:

1 - Bedroom	1.25 per unit	300 * 1.25 =	375
2 - Bedrooms	1.75 per unit	498 * 1.75 =	872
3 - Bedrooms	2.00 per unit	102 * 2.0 =	204
Guests	1 per 6 units	900 / 6 =	150
			1,601

Provided:

Total Provided:	(above or below grade)	**1,626**
Parking Ratio:		1.81 per unit

H/C Required:

2 % of Total Spaces	(6683 + 1626) * 0.02 =	167
Total Provided:		**240**

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Sheet - 1

The Great Mall of Las Vegas

Triple Five Nevada Development Corp.
Las Vegas, Nevada 702-242-6937

Scale: 1" = 100'

0 100 200

Perlman DESIGN GROUP
PA Las Vegas, LLC
2230 CORPORATE CIRCLE, SUITE 200
HENDERSON, NEVADA 89074
702.990.9900 702.932.3222 fax

Grand Montecito Parkway and Deer Springs Way at US-95, Las Vegas, Nevada

Master Site Plan

Date: May 15, 2006
Project Number: 104070

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