

**BOCA PARK PHASE III
MASTER DEVELOPMENT PLAN
AND DEVELOPMENT STANDARDS**

Las Vegas, Nevada

September 7, 2000

Prepared for:
Planning and Development Department
City of Las Vegas

by:

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BOCA PARK PHASE III
Master Development Plan
and Development Standards
September 7, 2000

1.0 INTRODUCTION

1.1 Overview

Boca Park Phase III, along with the Retail Center (Phase I) was previously referred to as "Peccole Town Center." The first phase of the project is now constructed and the tenants are open for business. Located at the corner of Rampart Boulevard and Alta Drive, the Boca Park Phase III Shopping Center consists of a 42 acre development. The project is uniquely divided into various shopping districts focused around the fashion village and complemented with restaurant and professional office uses. The design is harmonious with the existing retail uses and will encourage pedestrian flow with lush landscaping, accent paving, and people gather spaces organized around an interior loop drive developed as a pedestrian friendly street with plazas providing tree lined walkways, large decorative stone European style fountains and numerous park benches.

1.2 OBJECTIVE

The following Master Development Plan and Development Standards have been established as a basis to ensure a unified development for construction of Boca Park III. They will provide a framework to inform the design of all parts of the project from building form, color, material and scale to site elements, landscaping and signage. Ultimately the Master Development Plan and Development Standards will establish a Tucson architectural vocabulary with Mediterranean influence.

1.3 SUBMITTAL REQUIREMENTS

Once contracts are signed and in place for development within Boca Park Phase III, contractors will be issued a set of Boca Park Master Development Plan and Development Standards which outline the only approved architecture, landscape and signage requirements. Developers will then be required to submit preliminary and final design for review and approval by the Architectural Review Committee for Boca Park Phase III prior to submitting designs to the City of Las Vegas Department of Planning and Development. All submittals must be in compliance with current Covenants, Conditions, and Restrictions (CC&Rs) for the City of Las Vegas as well as the guidelines put forth by the Boca Park Phase III Master Development Plan and Development Standards presented in this document.

1.4 CITY OF LAS VEGAS REQUIREMENTS

For Boca Park Phase III the Master Development Plan and Development Standards will work in conjunction with all existing City of Las Vegas Guidelines and requirements (they may be referenced in some conditions). Therefore, development must comply with both the standards outlined in this document as well as any and all City ordinances or requirements subject for the review and approval by 'Architectural Review', 'Use

Permit', 'Variance', or other submittal process. Nevertheless, development of Boca Park Phase III will be in a cohesive, unified fashion, for this reason, the Master Development Plan and Development Standards outlined herein will be adopted. As a result, design guidelines put forth by the City of Las Vegas in Title 19A, Urban Design Guidelines and Standards or otherwise may be referenced.

2.0 SITE PLAN

2.1 INTENT OF MASTER PLAN

The Boca Park Phase III development seeks to revise the notion of overbearing Mall by introducing a Village concept with shopping streets, tree lined boulevards and tastefully landscaped edges. The development will combine services and activities for the neighboring communities. Boca Park Phase III has been developed around an internal circulation boulevard with pedestrian plazas where generous walkways have been dedicated to foot traffic. Pockets of different activities and services have been strategically dispersed into districts interrupting large areas of parking to create a dynamic and changing place.

2.2 LAND USE

Boca Park Phase III, a Mixed Use Planned Development (PD) shall be developed precisely as outlined within the Master Development Plan and Development Standards (see the Master Development Site Plan) which clearly identifies building types, activities and infrastructure. The Boca Park Phase III Master Development Plan and Development Standard is the Zoning Ordinance for development.

2.3 BUILDING SETBACKS

Development at Boca Park Phase III shall maintain a 20' minimum setback from all streets: Rampart Boulevard and Alta Drive. For development of Boca Park Phase III individual setbacks for each building have been established as illustrated on the Master Development Site Plan those setbacks have been carefully prescribed based on the following: neighboring conditions, building function, building orientation and building height. See the Master Development Site plan for further clarification regarding setbacks.

2.4 LANDSCAPE EASEMENTS

A 15' landscape edge will be maintained on the two following streets: Rampart Boulevard and Alta Drive. In addition, each property within the Boca Park Phase III development shall maintain a common area landscape 5' on site immediately adjacent to a common area easement of 8' off site at the perimeter of each property which will flank a 5' sidewalk. The landscape easement in combination with the required building setbacks have been established in order to keep parking and building from abruptly encountering the edges of the property.

2.5 SITE COVERAGE

For development of Boca Park Phase III building perimeter and density shall be articulated as shown in the Master Development Site Plan. Building density for

development of Boca Park Phase III shall not exceed 40%. (See Master Development Site Plan for further clarification.)

2.6 PARKING

Parking facilities may be used jointly when two different operations are not normally conducted during the same hours or when hours of peak use vary. Requests for shared parking must be submitted to and approved by the Boca Park Phase III Architectural Review Committee as well as the City of Las Vegas Department of Planning and Development. Development will contain three major areas of surface level, off-street parking as well as two sensitively designed parking garages. The two parking structures shall be of a simple, understated design to conform with rather than compete with the architectural context in which they have been placed. Accessible parking provided on each site within the Boca Park Phase III development must comply with the minimum standard put forth by the City of Las Vegas Zoning Code as outlined for specific building use. Minimum parking stall sizes shall conform with the City of Las Vegas standards as follows:

Standard Stall Size:	9 feet x 19 feet
Disabled Accessible Stall Size:	19 feet x 19 feet

3.0 SITE ELEMENTS

3.1 SERVICE AREAS

Service areas (including storage, equipment maintenance and loading areas) are to be screened with landscaping or architectural elements so that, as much as possible, they are not visible from adjacent buildings and streets. Furthermore, service areas shall be positioned so that service vehicle activities do not disrupt the efficient flow of traffic. All loading and or servicing must occur entirely on site; off-site service vehicle loading will not be permitted.

Utility equipment and communication devices located on the ground must also be screened with either landscape or architectural elements subject for review by the Architecture Design Review Committee for Boca Park Phase III. Architectural screening devices must use materials and finishes consistent with those of the adjacent buildings and storage areas (as defined within this document). All outdoor areas of refuse collection must be contained by a solid perimeter wall with an opaque metal gate which will provide visual screening. Materials and finishes for this enclosure must comply with those specified in Section 4.4 of this document, no unfinished masonry block shall be permitted. Refuse collection areas shall be designed to contain all refuse generated on-site and deposited between collections. Refuse collection areas should be designed and located upon the lots so as to be convenient for depositing refuse generated on-site as well as to provide clear and convenient access to refuse collection vehicles, thereby minimizing wear-and-tear to on-site and off-site developments. Refuse receptacles may require compaction or self-sanitizing devices depending on the type and quantity of refuse generated by the occupants and use of the site. All refuse areas are to be kept clean, dry and free of odor. All "wet-type" refuse containers shall be designed to prevent

leakage of liquids onto the property. The final number and size for individual service areas will be established as parts of the project are physically developed to ensure that they are appropriately designed relative to quantity, location and size. (See the Master Development Site Plan for service area placement at this time).

3.2 SITE UTILITIES AND ELECTRICAL EQUIPMENT

Wherever possible exterior electrical equipment and transformers are to be hidden from view particularly in areas of prime exposure such as: streets, main entry drives, adjacent buildings and common areas (in conformance with utility requirements. To the extent permitted by the utility company or other relevant entity, transformers, utility boxes and risers that may be visible from any primary visual exposure area shall be screened with a solid (non-combustible) enclosure similar to that prescribed for refuse collection areas. Whenever possible, it is recommended that refuse containers and transformers be integrated into the same enclosure and that utilities be grouped together. Exterior-mounted electrical (i.e. building-mounted) equipment shall not be permitted unless it is screened from public view.

3.3 SITE MECHANICAL EQUIPMENT

All exterior components of heating, cooling and ventilation systems are to be hidden from view within the lot or from adjoining streets, lots and buildings. In the case of roof mounted mechanical equipment, building parapets shall be of such a height that roof mounted screening devices not be required. If building parapets do not provide the required screening, mechanical equipment shall be screened by an unobtrusive screening device that will appear as an integral part of the overall architectural design, subject to the review and approval by the Boca Park Phase III Architectural Review Committee.

3.4 GRADING AND DRAINAGE

Site grading shall provide adequate storm water run-off capability. Drainage systems shall be designed so as to maintain all-weather vehicular access on public streets, drives and in parking area. Finish floor elevations shall be set according to applicable federal and local flood requirements. Site grading design should cause all water to drain away from buildings and shall complement and reinforce the architectural and landscape design character by helping to screen parking, loading and service areas while providing reasonable grade transitions contributing to the efficiency of on-site and off-site movement systems. Grade transition between lots shall be smooth. When grading is in public view, smooth slope transitions between grade changes shall be created. Retaining walls, garden walls and other such site features constructed immediately adjacent to or connecting with a building, must be constructed of a material that visually matches the exterior building or that is an integral material in the landscape. Retaining walls shall not exceed six feet in height. Grade changes that require retaining walls in excess of six feet must be terraced with a minimum three foot separate between each wall.

3.5 PERIMETER WALLS

Decorative perimeter walls shall be constructed of approved building materials and colors outlined in the Architecture section of this Design Guideline document (4.0). In addition, freestanding walls must be designed as an integral part of the architecture,

complementing color, form and material of adjacent buildings. No additions or extensions at the top of any retaining or perimeter walls shall be permitted. (Chain link, razor wire and barbed wire are prohibited).

4.0 ARCHITECTURE

4.1 OBJECTIVE

The Boca Park Phase III Master Development Plan and Development Standards clearly outline a Tucson Architectural Character which addresses form, mass, height, material and color. The underlying intent is to allow for a variety of building sizes, types and uses to exist within Boca Park Phase III while providing sufficient architectural direction to ensure a unified, cohesive development throughout the project.

4.2 ARCHITECTURAL CHARACTER

The architecture throughout the Boca Park Phase III development will be composed of forms combining the Tucson style with a Mediterranean style appropriate to the Las Vegas climate. Color schemes, reflecting a palette of earth tones, will be simple with accented natural field colors. Secondary base colors and accent colors, also of an earth tone palette, will be used to break up the mass of the buildings while providing added interest to the exterior. A combination of contrasting materials including stucco, stone, tile, metal and glass will provide a textural and well balanced composition of elements while all exposed roofs will be of barrel concrete tile. Special interest will be taken to develop detail occurring at the ground level of the buildings to develop a pedestrian-scale streetscape.

4.3 BUILDING FORM AND MASS

Building forms shall be simple and well-proportioned resulting in a balanced composition of elements. A layered system of planes and volumes will provide a rhythm of dynamic building shadows. Free standing structures throughout the site should also maintain these principles of form (bold, simple planes) complimenting rather than contrasting adjacent buildings.

4.4 BUILDING HEIGHT

Individual building heights will vary within the Boca Park Phase III development depending on what pad or parcel they are developed in. Nevertheless, they should be governed by the following (see attached Boca Park Phase III Elevations for further clarification):

Department Store
In-Line Buildings

Top of roof structure shall not exceed 50'; tower elements shall not exceed 70'

Office Buildings

Top of roof structure shall not exceed 80'; tower elements shall not exceed 90'

4.5 MATERIALS

A unified composition will be maintained throughout the Boca Park Phase III development by utilizing a consistent palette of materials throughout the project. Painted stucco surfaces shall be of a light sand or smooth finish; finished concrete block may be either split faced or honed (see approved materials board). Accent materials should also be used to introduce a variety of texture and scale. Acceptable building materials are as follows.

- Painted Stucco Walls
- Split Face CMU (finished)
- Honed CMU (finished)
- Barrel Concrete Tile Roofing
- Metal Dome Roofing
- Stone (accent material)
- Ceramic Tile (accent material)
- Painted Wrought Iron (accent material)
- Glazing, Glass (see note)

Note: Windows and glazing shall be designed as openings in solid wall surfaces, rather than as building envelope. Highly reflective glass and glass with color coatings shall be avoided.

4.6 ROOF FORM

Roof form and material must be integrated with the overall character of the development. Although the roof structure of the buildings should generally be flat in keeping with the established architectural style, sloped or barrel vaulted forms may be used to enhance entries, towers or other areas of interest. All roof-mounted mechanical equipment must be screened by parapets or other building elements. Add-on screens, mansards or penthouses shall not be allowed. Roof material should always be clay tile unless it is a built-up, flat roof screen by a parapet.

4.7 COLOR

Color schemes for all buildings throughout the Boca Park Phase III development will be of an earth tone palette. Schemes will consist of one or two field colors with deeper colors reserved for accents of iron, window frames, doors or other small areas of detail and interest. (See rendered elevation studies and exterior paint chips at the end of Section 4.0 for further clarification.) No painted signs or advertising will be allowed on the buildings, unless specifically approved by the Architectural Review Committee.

4.8 EXTERIOR SPACES

The local climate provides a comfortable outdoor environment for much of the year. Therefore, it is expected that interesting, usable exterior spaces will be part of the design of each building. Pedestrian walkways should be of a material and pattern that will enhance the building design, as well as prevent cracks and breakage. Covered areas

should be provided as sun shading for both people and structure. They may be extensions of the building, free-standing elements or landscaping.

5.0 LIGHTING

5.1 PURPOSE

The following lighting standards have been developed to ensure that lighting shall provide safety while appropriately illuminating any given space within the Boca Park Phase III development whether it be automobile parking, pedestrian walkway, outdoor activity, service area or otherwise. Lighting will be of a level adequate to provide ease of circulation throughout the site during the evening hours for both auto and pedestrian traffic. Furthermore, site lighting elements shall be used to provide visual accent and drama reinforcing architectural design concepts.

5.2 ILLUMINATION CRITERIA FOR PUBLIC PLACES

The City of Las Vegas lighting specifications for illumination or other applicable governing code shall be used for lighting of all public streets and parking lots throughout Boca Park Phase III which will ensure a consistent pattern for safety and illumination throughout the project.

5.3 GENERAL REGULATIONS

Lighting Hierarchy: There is a basic hierarchy of lighting intended for the Boca Park Phase III Center Development. High lighting levels, taller light standards and the use of metal halide is permitted within parking lots. The main drives shall be lined on each side by shorter light standards. Illumination of the landscape, walks, buildings, signage and other pedestrian oriented features is intended to be incandescent in nature (i.e., "warm" tone color), low-foot-candle level, indirect sources, short or ground level standards, capable of creating a more intimate mood.

Nuisance Lighting: Lighting sources in one place shall not become a nuisance for adjacent areas. All fixtures shall be glare shielded, low angle cut-off and shall contain the minimum foot-candle power or wattage that is needed to illuminate the target areas only. Lighting in any one place may not intrude into another in such fashion as to diminish the intent or mood of the lighting in that other place.

Fixtures: All fixtures and standards must be consistent within each parcel, as well as with the Boca Park Phase III Development. The Architectural Review Committee shall strive to achieve a consistency of fixture type and quality throughout the development. Style and finish of all parking and street light standards shall be in accordance with the Master Development Plan and Development standards finish palette.

5.4 SUBMITTAL

Plans for any proposed lighting, whether permanent or temporary, which are inconsistent with the standards outlined herein must be submitted for review and approval by the Boca Park Phase III Architectural Review Committee. These plans must contain specific

location, fixture type (including specifications), designs and catalog cuts, direction and coverage, mounting details and hours of operations for fixture.

5.5 SECURITY LIGHTING FOR BUILDING EXTERIORS

Large area floodlights or standard dawn to dusk lights are not permitted. Spotlights highlighting areas may not be mounted about 15 feet from ground level (from the base of the fixture) and must be pointed towards the ground. Roof mounted spotlights are not permitted. Ground mounted spotlights or floodlights may be used providing they point toward the building and do not spill over into adjacent areas; cut off shielding must be installed when necessary. All entrances and exits shall be illuminated; entrances may be highlighted with architectural accent lighting.

5.6 PARKING LOT LIGHTING

The maximum height of parking lot light fixtures, from the base of the light standard to the top of the standard or fixture, shall not exceed 30 feet above ground level, measured from finish grade or finish pavement at the base of the light standard. All parking lots must be lit from the interior and/or at the edge of the parking lot, directed toward the lot. Building mounted parking lot lighting is not permitted.

6.0 LANDSCAPING

6.1 LANDSCAPE CONCEPT

A conceptual landscape plan has been prepared for street edges, street arteries, drives within the parking areas and individual pads for Boca Park Phase III project. See Exhibit A. The primary planting scheme shall include the use of date palms with 48" box specimen trees in the medians along major vehicular access routes to define main drives. Special enriched paving areas shall be used to reinforce circulation and define pedestrian crosswalks.

All additional landscaping of individual parcels shall reinforce and complement the existing landscape elements. All landscaping will be designed, selected and placed in a manner that is easy to maintain and utilizes drip irrigation. All plant material shall be selected from the enclosed approved plan list. See Exhibit B. Water conservative designs are encouraged, however, large expanses of "Xeriscaped" areas (i.e.: ground covers consisting primarily of rock materials) are prohibited.

6.2 GENERAL LANDSCAPE DESIGN

All land not covered by structures or developed as parking or pedestrian areas shall be landscaped with a minimum of 12% total landscape coverage of each site, lot or parcel. Hardscape may be included within this coverage provided that it reinforces the landscape scheme. Of this 12% landscape coverage requirement, a maximum of 33% may be in the form of non-organic material and hardscape. All proposed plans must be submitted to, reviewed and approved by the Architectural Review Committee.

6.3 LANDSCAPE BUFFERS

In all areas where the project adjoins residential parcels a landscape buffer shall be installed. This buffer shall conform to double the density of the "Type A" buffer standards as set forth in the City of Las Vegas Landscape Design Guidelines. All plant materials shall be evergreen and be selected from the approved plant list for screening. See Exhibit B.

6.4 PLANT MATERIAL

All plant material shall be nursery grown, of good habit, free of disease and representing the best quality of the species. All planting shall be installed in accordance with good horticultural practices of the area. All plant materials shall be selected from the approved plant list enclosed in this document. Annual flower programs are encouraged and must be routinely replaced with color appropriate for the given season. Any plant not on the included list may be considered for use provided a written request accompanies the submittal outlining the reason for the plant choice. All plant material must be located so as to ensure safe traffic sight lines and graphic signage visibility. It shall also be such as to promote pedestrian safety.

6.5 HARDSCAPE DESIGN

Walks, curbs, handicap access ramps shall conform with all applicable laws, codes and ordinances. Design of walks shall include "highlight" paving texture to match the base palette indicated in Exhibit A.

6.6 CITY OF LAS VEGAS REQUIREMENTS

The proposed landscape design indicates dense massing of plant material in oversized islands and lining interior drives. This method will result in fewer islands in the parking areas than the typical configuration. However, it provides considerably more trees overall and improves vehicular circulation in parking areas.

EXHIBIT B:
APPROVED PLANT PALETTE

PALMS

Chamerops humilus
Phoenix canariensis
Phoenix dactylifera
Washingtonia robusta

Mediterranean Fan Palm
Canary Island Date Palm
Date Palm
Mexican Fan Palm

SCREEN/CANOPY TREES

Fraxinus velutina 'Rio Grande'
Pinus eldarica
Pinus halapensis
Quercus virginiana
Ulmus parvifolia

Rio Grande Ash
Mondel Pine
Aleppo Pine
Live Oak
Evergreen Elm

SPECIMEN TREES

Olea europeae 'Swan Hill'
Rhus lancea
Schinus molle

Swan Hill Olive
African Sumac
California Pepper

ORNAMENTAL TREES

Ilex vomitoria
Lagerstromia indica
Ligustrum japonicum
Prunus cerasifera
Pyrus callenryana

Yaupon
Crapemyrtle
Japanese Privet
Purple Leaf Plum
Ornamental Pear

SHRUBS

Agapanthus africanus
Dietes vegeta
Euonymous japonicum
Feijoa sellowiana
Gelsemium sempervirens
Hemerocallis sp.
Juniperus sp.
Ligustrum japonicum
Liriope muscari
Muhlenbergia rigens
Myrtus communis 'Compacta'
Nerium oleander 'Petite Pink'
Phormium tenax
Photinia fraseri
Pittosporum tobira 'Wheeleri'
Raphiolepis indica
Salvia gregii

Lily of the Nile
African Iris
Evergreen Euonymous
Pineapple Guava
Carolina Jessamine
Daylily
Juniper
Japanese Privet
Lily Turf
Deer Grass
Dwarf Myrtle
Petite Pink Oleander
New Zealand Flax
Photinia
Dwarf Mock Orange
Indian Hawthorn
Autumn Safe

GROUND COVER

Baccharis 'centennial'	Baccharis
Gazania 'Copper King'	Copper King Gazania
Juniperus horizontalis	Prostate Juniper
Lantana montevidensis	Purple/Yellow Lantana
Trachelospermum jasminoides	Star Jasmine
Vinca major	Periwinkle

7.0 SIGN CRITERIA

7.1 PURPOSE

The purpose of this signage criteria is to ensure visual coordination in the exterior sign program without denying individual expression or special identification through signs. The criteria set forth herein are established to facilitate an orderly sign development, the Developer may, in its sole discretion, add, delete or change this Sign Criteria provided, however, that no such addition, deletion or change shall affect any written approval prior to the effective date of the revision, nor shall it be effective until approved by the City of Las Vegas. Only signs of the type and in the location(s) described in this Sign Criteria shall be permitted.

7.2 SIGN CLASSIFICATIONS AND REGULATIONS

7.2.1 The Shops at Boca Park

- P-1 Primary Site Identification Sign
- P-2 Secondary Site Identification Sign
- P-3 Entrance Identification Sign
- D-1 Site Directional Sign
- D-2 Directional Sign
- TIG-1 Tenant Identification Ground Sign
- TIW-1 Tenant Identification Wall Sign
- TBI-1 Tenant Blade Identification Sign
- R-1 Regulatory Sign
- N-1 Address Number

7.2.2 Boca Park Fashion Village

- P-1 Primary Site Identification Sign
- P-2 Secondary Site Identification Sign
- P-3 Entrance Identification Sign
- D-1 Site Directional Sign
- D-2 Directional Sign
- TIG-1 Tenant Identification Ground Sign
- TIW-1 Tenant Identification Wall Sign
- TBI-1 Tenant Blade Identification Sign
- R-1 Regulatory Sign
- N-1 Address Number

7.3 SIGN AREA MEASUREMENT

7.3.1 The Shops at Boca Park

- P-1 Primary Site Identification Sign
- P-2 Secondary Site Identification Sign
- P-3 Entrance Identification Sign
- D-1 Site Directional Sign
- D-2 Directional Sign
- TIG-1 Tenant Identification Ground Sign
- TIW-1 Tenant Identification Wall Sign
- TBI-1 Tenant Blade Identification Sign
- R-1 Regulatory Sign

7.3.2 Boca Park Fashion Village

- P-1 Primary Site Identification Sign
- P-2 Secondary Site Identification Sign
- P-3 Entrance Identification Sign
- D-1 Site Directional Sign
- D-2 Directional Sign
- TIG-1 Tenant Identification Ground Sign
- TIW-1 Tenant Identification Wall Sign
- TBI-1 Tenant Blade Identification Sign
- R-1 Regulatory Sign

7.4 ALLOCATION OF SIGN AREA

7.5 GENERAL MATERIAL SPECIFICATIONS

Intent of Specifications: It is intended that all finished work be of the highest quality to pass eye level examination and scrutiny by the Landlord.

- 7.5.1 Construct all work to eliminate burrs, cutting edges and sharp corners. Ease all corners and edges.
- 7.5.2 Finish welds on exposed surfaces to be imperceptible in the finished work.
- 7.5.3 Except as indicated or directed otherwise, finish all surfaces smooth.
- 7.5.4 Surfaces which are intended to be flat, shall be without bulges, oil canning, gaps or other physical deformities.
- 7.5.5 Surfaces which are intended to be curved shall be smoothly free flowing to required shapes.
- 7.5.6 Except where approved by Landlord, conceal all fasteners.
- 7.5.7 Make access panels tight fitting, light proof, waterproof and flush with adjacent surfaces.

- 7.5.8 Conceal all identification labels and UL labels inside sign. Do not apply any insignias, decals or other manufacturer's marks.
- 7.5.9 Carefully follow manufacturer's recommended fabricating procedures regarding the expansion and contraction, the fastening and the restraining of acrylic plastics.
- 7.5.10 Exercise care to assure that painted, polished and plated surfaces are unblemished in the finished work.
- 7.5.11 Isolate dissimilar materials. Exercise particular care to isolate nonferrous metals from ferrous metals.
- 7.5.12 Position illuminating elements within internally lighted signs at such spacing as will assure uniform light distribution across the portion of the sign faces intended to be illuminated. Sign faces which exhibit "hot spots" will be unacceptable unless such "hot spots" are intended to be integral design features of the signs.
- 7.5.13 Provide disconnect switches for all illuminated signs in accordance with electrical code requirements. Locate disconnect and on/off switches in an accessible location, out of sight.
- 7.5.14 Provide timer and light sensor switch for all neon and illuminated signs. Locate switches in an accessible location, out of sight.
- 7.5.15 Verify location of power provided by others prior to sign fabrication.

7.6 Tenant Responsibilities

- 7.6.1 Each Tenant, prior to applying to the City of Las Vegas for permits and prior to fabrication, shall submit to the Landlord or his agent for approval, a minimum of three (3) copies of detail drawings indicating the location, size, layout, design and color of the proposed sign, including all lettering and/or graphics.
- 7.6.2 All signs shall be reviewed by the Landlord or his agent for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetics or design remain the sole right of the landlord. No signs shall be fabricated or installed until such approval has been granted in writing by the Landlord. Any installation nonconforming or unapproved sign must be brought into conformance by and at the expense of the Tenant, within ten (10) days after notification by the Landlord.
- 7.6.3 All permits for signs and installation thereof shall be obtained by the Tenant or his representative. The expense of fabrication and installation of all signs, including permits, shall be the responsibility of the Tenant, who shall be responsible for compliance with all applicable codes and with these Criteria.

- 7.6.4 Tenant shall install all required signs no later than thirty (30) days following the date Tenant opens his shop for business.
- 7.6.5 Tenant shall be responsible for the manufacture, complete installation, and maintenance of all signs.
- 7.6.6 Tenant shall be fully responsible for the option of Tenant's sign contractor.
- 7.6.7 Tenant's sign contractor shall repair any damage to any portion of the building structure and finish caused by his work.
- 7.6.8 All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and shall be patched to match adjacent finish.
- 7.6.9 All signs installed by Tenant shall be maintained by Tenant in like new condition and working order. Landlord shall not be responsible for any damage to Tenant's sign, regardless of source, unless said damage was the direct result of the Landlord or Landlord's action.
- 7.6.10 Tenant shall, upon vacation of the Leased Premises, remove all signs (except street numbers) and restore the surfaces upon which the signs were mounted to their condition prior to occupancy including, patching, filling, and repainting of the entire surface that the sign had been mounted to.

7.7 SIGN CONTRACTOR RESPONSIBILITIES

- 7.7.1 All fabrication and installation to be done by a properly licensed electrical sign contractor.
- 7.7.2 Sign contractor shall carry Workmen's Compensation and Public Liability Insurance against all damage suffered or done to any and all persons and/or property while engaged in construction or erection of signs in the amount of five hundred thousand dollars (\$500,000.00). Sign contractor shall furnish evidence of said insurance to Landlord prior to fabrication or installation.
- 7.7.3 Tenant's sign contractor shall completely install and connect sign display. Sign contractor is responsible for inspecting and accepting all existing conditions including electrical availability prior to contracting for the work.
- 7.7.4 Tenant's sign contractor understands and agrees that the Tenant is solely responsible for payments of any kind to the sign contractor, and further agrees not to make any claim or lien against the Landlord or property for non-payment.

Boca Park - Phase III

Rampart Boulevard and Alta Drive, Las Vegas, Nevada

Triple Five Nevada Development Corporation
Las Vegas, Nevada
702-242-6937

Zoning Site Plan - V

SITE INFORMATION

ZONING

PD - Planned Development District

AREA (Approximate)

Net Area: 1,809,200 sf 41.53 acres

BUILDING AREA

Retail Stores / In-Line

Retail Area - 1		
Retail - 1a	7,600 gsf	
Retail - 1b	10,000 gsf	
Retail - 1c	7,600 gsf	
Retail - 1d	10,800 gsf	
Retail - 1e	8,100 gsf	
Retail - 1f	9,600 gsf	
Retail - 1g	7,200 gsf	
Retail - 1h	18,500 gsf	
Retail - 1i	10,000 gsf	
Retail - 1j	9,300 gsf	
Retail - 1k	17,300 gsf	
Retail - 1m	7,000 gsf	123,000 gsf

Retail Area - 2

Retail - 2a	25,000 gsf	
Retail - 2b	7,200 gsf	
Retail - 2c	12,000 gsf	
Retail - 2d	7,200 gsf	
Retail - 2e	9,600 gsf	61,000 gsf

Retail Area - 3

Retail - 3		31,900 gsf
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Retail Area - 4

Retail - 4		142,000 gsf
Retail - 4a	6,000 gsf	
Retail - 4b	20,000 gsf	
Retail - 4c	16,400 gsf	42,400 gsf

Retail Area - 5

Retail - 5a	9,700 gsf	
Retail - 5b	23,800 gsf	
Retail - 5c	11,250 gsf	44,750 gsf

Retail Area - 6

Retail - 6a - 1st	24,200 gsf	
Retail - 6a - 2nd	24,200 gsf	
Retail - 6	11,000 gsf	59,400 gsf

Total Retail Area	504,450 gsf
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FAR (net 1,809,200 sf)	0.279
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Office Areas	
Office 7 (3 stories)	108,000 gsf
Storage 7 (lower level)	36,000 gsf
Storage 4	3,600 gsf
Total Office/Storage Area	147,600 gsf

Total Building Area	652,050 gsf
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FAIR (net 1,809,200 sf)	0.360
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PARKING REQUIREMENTS

Anchor Required:	1 per 250 sf Public	110,000/250 =	440
	1 per 2500 sf W/H	32,000/2500 =	13
			453

Retail Required:	1 per 250 sf	337,450/250 =	1350
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Restaurant Required:	1 per 50 sf Public	20,000/50 =	400
	1 per 200 sf Service	5,000/200 =	25
			425

Office Required:	1 per 200/300 sf	108,000/300 =	360
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Storage Required:	1 per 1000 sf	39,600/1000 =	40
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Total Parking Required:	2,628
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Parking Provided:	Front of Center (1-4)	664
	Upper Deck	476
	Lower Decks	920
	Parking Garage	594
	Rear of Center (1-4)	263

Total Provided:	2,917
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Parking Ratio:	4.5 per 1000	1 per 225
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H.C. Parking Required:	2% of Total Spaces	53
H.C. Parking Provided:		55

Loading Spaces Required:		8
Loading Spaces Provided:		12

SETBACKS

Front:	20 ft
Side:	10 ft
Corner:	15 ft
Rear:	20 ft
Landscape on Rampart	Dedicated 15 ft
Landscape on Alta	Dedicated 15 ft
Landscape on East Prop. Line	Zoning Condition from 45 to 125 ft

BUILDING HEIGHT

Maximum Allowed:	No Limit
Provided:	1 to 3-Story - 64 ft

BUILDING COVERAGE

Maximum Allowed:	50 %
Provided:	36 %

LANDSCAPE AREA (Approximate)

Provided:	300,000 / 1,809,200 = 16.5 %
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Note:
This plan has been prepared without benefit of a complete survey.
It is Conceptual in Nature and No Guarantee of its accuracy is implied.

Perlman
ARCHITECTS

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Scale: 1" = 100'

Date: October 1, 2000
Project Number: 100055

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10/12/00 PC
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REVISED

