

**SITE DATA**

SEC 44 BLK F LOT 201, 201, 201, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

**BUILDING AREAS**

USE EXCLUSIONS	RESERVED AREA	ADDITIONAL AREA	UNITS
M.I.C.E. MEETING INCLUSIVE CONFERENCE & EXHIBITION	6,419 SF	228,534 SF	
RETAIL	2,201 SF	1,341 SF	1,674 SEATS
HOTEL	47,999 SF	2,021,918 SF	288 K&F
NET GAMING AREA	72,860 SF	300,300 SF	
GAMING CIRCULATION AND SUPPORT	15,900 SF	64,200 SF	
ENTERTAINMENT VENUE	53,785 SF	61,214 SF	4,500 SEATING
PUBLIC ATTACHMENT	14,287 SF	60,000 SF	
SUPPORT AREAS	16,827 SF	302,015 SF	
TOTAL FLOOR AREA	165,831 SF	3,551,972 SF	
PARKING STRUCTURES (100% FILL, MAXIMUM AREAS AND MINIMUM SPACE STRUCTURES)	3,689,500 SF		

**PARKING REQUIREMENTS**

USE CODE SECTION	AREAL UNITS	PARKING RATE	PARKING REQUIREMENT
CONVENTION / MEETING SPACE (S11A1)	234,800 SF	1 SPACE PER 200 SF	1,173 SPACES
RETAIL (S11A1)	55,500 SF	1 SPACE PER 200 SF	278 SPACES
RESTAURANTS (S11A1)	1,411,000 SF	1 SPACE PER 400 SF	3,528 SPACES
HOTEL (S11A1)	2,288 K&F	1 SPACE PER KEY	2,288 SPACES
NET GAMING AREA (S11A1)	303,726 SF	1 SPACE PER 200 SF	1,519 SPACES
GAMING CIRCULATION AND SUPPORT (S11A1)	300,186 SF	1 SPACE PER 200 SF	1,501 SPACES
ENTERTAINMENT VENUE (S11A1)	4,500 SEATS	1 SPACE PER 3 SEATS	1,500 SPACES
PUBLIC ATTACHMENT (S11A1)	60,000 SF	1 SPACE PER 200 SF	300 SPACES
SUPPORT AREAS (S11A1)	68,800 SF	1 SPACE PER 200 SF	344 SPACES
NET TOTAL (S11A1)	418,613 SF	1 SPACE PER 200 SF	2,111 SPACES
TOTAL PARKING REQUIRED			12,441 SPACES
PROPOSED PARKING			2,478 SPACES
ON-GRADE OPEN AIR PARKING			2,478 SPACES
PARKING GARAGE "C"			2,478 SPACES
VALET PARKING			300 SPACES
TOTAL ON-SITE PARKING PROVIDED			12,440 SPACES

**LOADING REQUIREMENTS**

TOTAL NON-RESIDENTIAL USE	11,000 SPACES
NET RESIDENTIAL USE	1,000 SPACES
NET RESIDENTIAL USE ADDITIONAL	21,000 SPACES
TOTAL LOADING REQUIREMENT	31,000 SPACES (17' X 30')

**ZONING COMPLIANCE TABLE**

MINI LATCHES, REGULATED USE	CODE SECTION	REQUIRED	PROVIDED
FLOOR AREA RATIO	SF-400	1.50 MAX	1.00
NON-RESIDENTIAL BUILDING HEIGHT	SF-400	200 MAX	95
HOTEL BUILDING HEIGHT	SF-400	280 MAX	278
PARKING STRUCTURE HEIGHT	SF-400	50 MAX	50
FRONT YARD	SF-400	10' MIN	41.2
REAR YARD	SF-400	10' MIN	31.0
LOADING DOCKS	SF-400	31% (111,442 SF) MIN	31% (111,442 SF)
LOADING DOCK VOLUMES	SF-400	31% (111,442 SF) MIN	31% (111,442 SF)

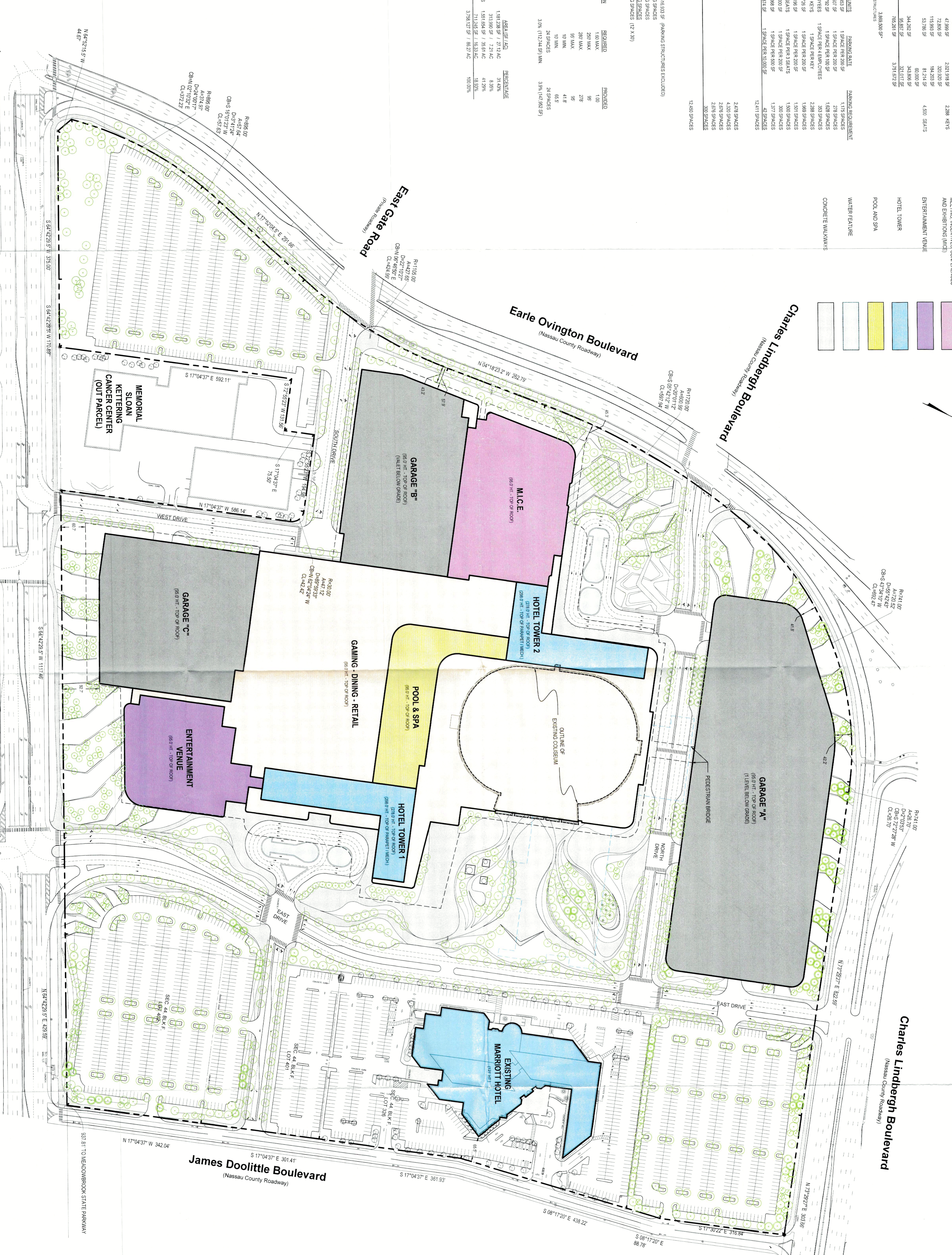
**LOT COVERAGE TABLE**

LAND USE	AREAL (SF) / AC	PERCENTAGE
BUILDING COVERAGE	1,181,238 SF / 17.13 AC	31.4%
DEVELOPED PARKING STRUCTURE COVERAGE	3,130,360 SF / 17.21 AC	83.5%
PERVIOUS AREAS, ROADSWAYS, PARKING & WALKWAYS	1,551,054 SF / 7.23 AC	41.2%
LANDSCAPE AREAS, EXISTING EXPOSED GREEN SPACES	3,784,127 SF / 8.27 AC	100.0%
TOTAL		

**LEGEND**

**SYMBOLS**

- BUILDING FOOTPRINT
- UNDERGROUND STRUCTURE
- PARKING GARAGE
- GAMING DINING RETAIL
- MEETING INCLUSIVE CONFERENCE AND EXHIBITION (MICE)
- ENTERTAINMENT VENUE
- HOTEL TOWER
- POOL AND SPA
- WATER FEATURE
- CONCRETE WALKWAYS



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MARK	DATE	DESCRIPTION



**Las Vegas Sands Corp.**  
 PROJECT: SCS 2301  
 DATE: 7/17/2023  
 DRAWN BY: JMT  
 CHECKED BY: JMT/MRO  
 SCALE: AS SHOWN

Sands New York

1285 Hempstead Turnpike,  
 Uniondale, NY 11553  
 NCTM: Sec. 44, Block F, Lots 326,  
 331, 401, 402, 411, 412, & 415

CONCEPTUAL MASTER PLAN  
**CMP 1.0**