

## MODULE & KEY COUNT

TOTAL MODULES: 133

STANDARD KING: 58  
 DOUBLE QUEEN: 54  
 (1.5 MODULES) EXTENDED STAY SUITES: 12  
 (3 MODULES) PRESIDENTIAL: 1  
 EXTENDED STAY VILLAS: 5

TOTAL KEYS: 130

## PROPOSED AREA PROGRAM

(Totals below are 'gross' target areas)

<b>Guestroom Areas:</b>	
Guestrooms & Corridors	69,944
Guestroom support	3,392
<b>Total Guestroom</b>	<b>73,336</b>
<b>Public Areas:</b>	
Food & Beverage	3,195
Function Space	4,453
Lobby Areas	1,065
Retail	875
Spa / Fitness	2,979
Public Circulation & Misc	5,080
<b>Total Public Space</b>	<b>17,647</b>
<b>Back of House Areas:</b>	
Administrative	2,240
Food & Beverage B.O.H.	1,750
Function Support	700
Employee Facilities	160
Housekeeping Facilities	1,070
Mechanical Areas	1,500
BOH Misc & Circulation	1,222
<b>Total Back of House</b>	<b>8,642</b>
<b>TOTAL PROGRAM:</b>	<b>99,625</b>

## PROPOSED ZONING DATA

## PROPOSED PROJECT DATA

Proposed City Zoning Criteria*: MU-LV	Proposed Hotel Development - Concept Design*:	Remark:
<b>Total Gross Area of Development per proposed Zoning:</b>	<b>Total Gross Area of Development:</b>	
Total Gross Area of Development Allowable = <b>99,625 sf</b>	Total Gross Area of Proposed Development = <b>99,625 sf</b>	In Conformance
	F.A.R (including estimate for the existing Fire Station) = <b>0.541</b>	
	Parking spaces provided on site (1.1 x 130 Rooms) = <b>148 Spaces</b>	
<b>Setbacks per proposed Zoning:</b>	<b>Setbacks per Development:</b>	
<b>Front:</b> (Newport Blvd.): 0' at basement, 20' to 26'-0" in ht., 35' above 26'-0" in ht.	<b>Front:</b> (Newport Blvd.): 69'-1" SB	In Conformance
<b>Side:</b> (32 <sup>nd</sup> Street): 0' at basement, 20' to 26'-0" in ht., 10' above 26'-0" in ht.	<b>Side:</b> (32 <sup>nd</sup> Street): 19'-1" SB and 27'-3" SB	In Conformance
<b>Interior:</b> 0' at basement, 5' at Interior Lots	<b>Interior:</b> 51'-0" SB (Porte Cochere)	In Conformance
<b>Rear:</b> 5'	<b>Rear:</b> 111'-0" SB	In Conformance
<b>Open Space Requirement per proposed Zoning:</b>	<b>Open Space Requirement per Development:</b>	
<b>20%</b> open space excluding the 0.3 acre area fronting Newport Blvd.	<b>71.3%</b> total open space provided = <b>131,278 SF</b> incl. the 0.3 acre area 13,068 sf	In Conformance
(Total site = 186,154 sf - 13,068 sf (0.3 acres) = 173,086 sf	fronting Newport Blvd. and all parking areas. The design provides a total 36,221 sf	
173,086 x 20% = <b>34,617 sf required Open Space on Site</b> )	(0.83 acres) for public area gathering.	
<b>Height Limits per proposed Zoning:</b>	<b>Height Limits per Development:</b> 4 Storey's maximum	
55' to flat roof from Natural Grade	46'-0" to flat roofs from Natural Grade	In Conformance
60' to sloping roofs greater than 3:12 and elevator over-runs	58'-5" to sloping roofs greater than 3:12 and elevator over-runs	In Conformance
65' to architectural features such as domes, spires, cupolas, etc.	58'-5" to architectural features such as domes, spires, cupolas, etc.	In Conformance
<b>Easements per proposed Zoning:</b>	<b>Easements per Development:</b>	
Maintain existing 120' easement at Finley Street to Lido Commercial Plaza area	Existing 120' easement at Finley Street to Lido Commercial Plaza area - Maintained	In Conformance

\*Proposed Site area = 4.22 acres (184,031 sf) This includes 0.30 acres devoted to Newport Blvd. open area and 0.33 acres devoted for the Fire Station site to remain.