

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)

| | |
|-----------------------------|---------------|
| Guestroom Areas: | |
| Guestrooms & Corridors | 69,944 |
| Guestroom support | 3,392 |
| Total Guestroom | 73,336 |
| Public Areas: | |
| Food & Beverage | 3,195 |
| Function Space | 4,453 |
| Lobby Areas | 1,065 |
| Retail | 875 |
| Spa / Fitness | 2,979 |
| Public Circulation & Misc | 5,080 |
| Total Public Space | 17,647 |
| Back of House Areas: | |
| 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 |
| Total Back of House | 8,642 |
| TOTAL PROGRAM: | 99,625 |

PROPOSED ZONING DATA

PROPOSED PROJECT DATA

| Proposed City Zoning Criteria*: MU-LV | Proposed Hotel Development - Concept Design*: | Remark: |
|--|---|--|
| Total Gross Area of Development per proposed Zoning: Total Gross Area of Development Allowable = 99,625 sf | Total Gross Area of Development: Total Gross Area of Proposed Development = 99,625 sf F.A.R (including estimate for the existing Fire Station) = 0.541 Parking spaces provided on site (1.1 x 130 Rooms) = 148 Spaces | In Conformance |
| Setbacks per proposed Zoning: Front: (Newport Blvd.): 0' at basement, 20' to 26'-0" in ht., 35' above 26'-0" in ht. Side: (32 nd Street): 0' at basement, 20' to 26'-0" in ht., 10' above 26'-0" in ht. Interior: 0' at basement, 5' at Interior Lots Rear: 5' | Setbacks per Development: Front: (Newport Blvd.): 69'-1" SB Side: (32 nd Street): 19'-1" SB and 27'-3" SB Interior: 51'-0" SB (Porte Cochere) Rear: 111'-0" SB | In Conformance In Conformance In Conformance In Conformance |
| Open Space Requirement per proposed Zoning: 20% open space excluding the 0.3 acre area fronting Newport Blvd. (Total site = 186,154 sf - 13,068 sf (0.3 acres) = 173,086 sf 173,086 x 20% = 34,617 sf required Open Space on Site) | Open Space Requirement per Development: 71.0% total open space provided = 129,163 sf (incl. the 0.3 acre area 13,068 sf fronting Newport Blvd. and all parking areas. The design provides a total 38,960 sf (0.89 acres) for landscape and hardscape setback. | In Conformance |
| Height Limits per proposed Zoning: 55' to flat roof from Natural Grade 60' to sloping roofs greater than 3:12 and elevator over-runs 65' to architectural features such as domes, spires, cupolas, etc. | Height Limits per Development: 4 Storey's maximum 46'-0" to flat roofs from Natural Grade 58'-5" to sloping roofs greater than 3:12 and elevator over-runs 58'-5" to architectural features such as domes, spires, cupolas, etc. | In Conformance In Conformance In Conformance |
| Easements per proposed Zoning: Maintain existing 120' easement at Finley Street to Lido Commercial Plaza area | Easements per Development: Existing 120' easement at Finley Street to Lido Commercial Plaza area - Maintained | In Conformance |

*Proposed Site area = 4.18 acres (181,916 sf) This includes 0.30 acres devoted to Newport Blvd. open area and 0.33 acres devoted for the Fire Station site to remain.