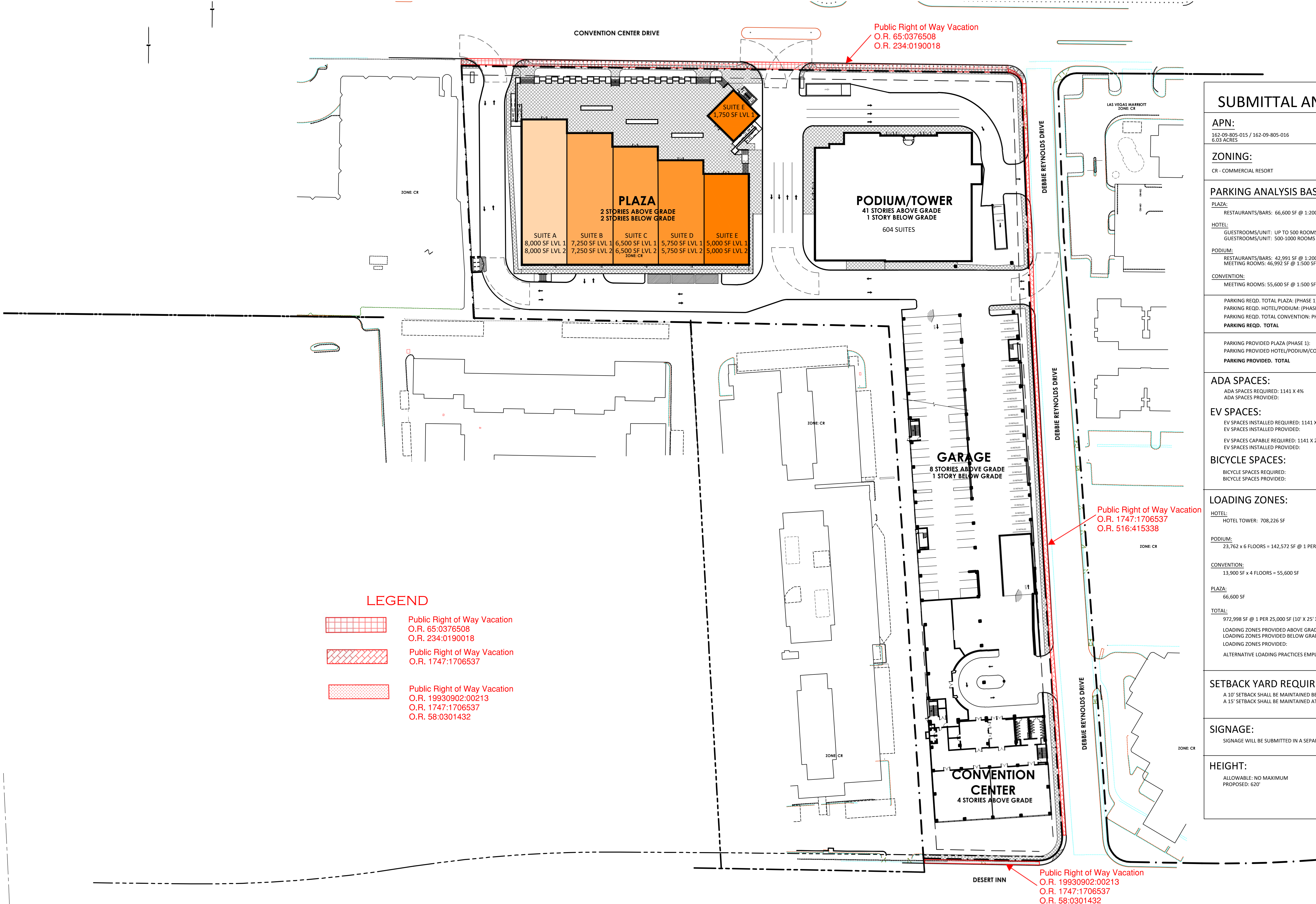




SUBMITTAL ANALYSIS		
APN: 162-09-805-015 / 162-09-805-016 6.03 ACRES		
ZONING: CR - COMMERCIAL RESORT		
PARKING ANALYSIS BASED ON GROSS AREAS:		
PLAZA:		
RESTAURANTS/BARS: 66,600 SF @ 1:200 SF		333
HOTEL:		
GUESTROOMS/UNIT: UP TO 500 ROOMS @ .7 PER ROOM		350
GUESTROOMS/UNIT: 500-1000 ROOMS @ .7 PER 2 ROOMS		37
PODIUM:		
RESTAURANTS/BARS: 42,991 SF @ 1:200 SF		215
MEETING ROOMS: 46,992 SF @ 1:500 SF		94
CONVENTION:		
MEETING ROOMS: 55,600 SF @ 1:500 SF		112
PARKING REQD. TOTAL PLAZA: (PHASE 1)		333
PARKING REQD. HOTEL/PODIUM: (PHASE 2)		696
PARKING REQD. TOTAL CONVENTION: (PHASE 2)		112
PARKING REQD. TOTAL		1,141
PARKING PROVIDED PLAZA (PHASE 1):		288
PARKING PROVIDED HOTEL/PODIUM/CONVENTION (PHASE 2):		893
PARKING PROVIDED. TOTAL		1,181
ADA SPACES:		
ADA SPACES REQUIRED: 1141 X 4%		46
ADA SPACES PROVIDED:		46
EV SPACES:		
EV SPACES INSTALLED REQUIRED: 1141 X 3%		35
EV SPACES INSTALLED PROVIDED:		78
EV SPACES CAPABLE REQUIRED: 1141 X 25%		286
EV SPACES INSTALLED PROVIDED:		251
BICYCLE SPACES:		
BICYCLE SPACES REQUIRED:		0
BICYCLE SPACES PROVIDED:		0
LOADING ZONES:		
HOTEL:		
HOTEL TOWER: 708,226 SF		
PODIUM:		
23,762 x 6 FLOORS = 142,572 SF @ 1 PER 25,000 SF		
CONVENTION:		
13,900 SF x 4 FLOORS = 55,600 SF		
PLAZA:		
66,600 SF		
TOTAL:		
972,998 SF @ 1 PER 25,000 SF (10' X 25' X 14'). TOTAL REQUIRED:		39
LOADING ZONES PROVIDED ABOVE GRADE PLAZA: 3		
LOADING ZONES PROVIDED BELOW GRADE PLAZA: 2		
LOADING ZONES PROVIDED:		5
ALTERNATIVE LOADING PRACTICES EMPLOYED BELOW GRADE IN GARAGE		
SETBACK YARD REQUIREMENTS:		
A 10' SETBACK SHALL BE MAINTAINED BETWEEN A STREET AND A RIGHT OF WAY LINE. A 15' SETBACK SHALL BE MAINTAINED AT REAR AND SIDE SETBACKS		
SIGNAGE:		
SIGNAGE WILL BE SUBMITTED IN A SEPARATE PACKAGE.		
HEIGHT:		
ALLOWABLE: NO MAXIMUM PROPOSED: 620'		

