



PROJECT SUMMARY

SITE AREA	29,594.01 SF (6794 AC)
LOT COVERAGE %	55%
FLOOR AREA RATIO (F.A.R.)	1 : 1.5
(FAR) CALCULATION	29,594.01 X 1.5 = 44,391.02 SF
ZONING	C2-1
COMMERCIAL GROUND FLOOR BUILDING FRONTAGE	46% (MIN REQD= 35%)

AREA SUMMARY

UNIT TYPE	UNIT DESCRIPTION	# OF UNITS	UNIT AREA (SF)	TOTAL AREA
HOTEL SUITES				
A	1 BED/ 1 BATH	33	600	19,800 SF
B	1 BED/ 1 BATH	10	600	6,000 SF
CONDOMINIUM UNITS				
C	2 BED/ 2 BATH + STUDY	5	940	4,700 SF
COMMON AREA (CIRC, STORAGE, TRASH)				
	BASEMENT 1			350 SF
	BASEMENT 2			250 SF
	LEVEL 1			4,191 SF
	LEVEL 2			3,130 SF
	LEVEL 3			2,886 SF
RETAIL (LEVEL 1)				
				2,925 SF
SUBTOTAL (F.A.R.)		48 units		44,232 SF
2 LEVEL PARKING GARAGE (NOT INCLUDED IN F.A.R.)				41,656 SF
TOTAL				85,888 SF

PARKING SUMMARY

UNIT TYPE	UNIT DESCRIPTION	# OF UNITS/ AREA	PARKING FACTOR	PARKING REQD.	PARKING PROVIDED
HOTEL/ CONDOMINIUM PARKING					
MINIMUM REQUIRED HOTEL PARKING					
A	Hotel Suite (1/ Room First 30)	30	1.0	30	2
A	Hotel Suite (0.5/ Room 31-80)	3	0.5	1	1
B	Hotel Suite (0.5/ Room 31-60)	10	0.5	5	5
C	Condominium (2 bed/ 2 Bath)	5	2.5	12	12
<i>(Note: parking totals are rounded down)</i>					
SUBTOTAL		48 units		50	50
RETAIL PARKING					
GENERAL RETAIL SPACE		2,925 SF			
SUBTOTAL		2,925 SF	225	13	13
BEACH IMPACT ZONE PARKING					
COMMERCIAL (GROUND FLOOR)		2,925 SF	640	4.6	5
ADDITIONAL NON-CODE REQUIRED PARKING					32
TOTAL					68 SPACES 100 SPACES

