

PROJECT DESCRIPTION

PROPOSED 6 STORY HOTEL BUILDING WITH 1 STORY OF COMMON SPACE, DINING, KITCHEN, SUPPORT SPACE RETAIL/RESTAURANT AND PARKING GARAGE; 6 STORIES OF HOTEL ROOMS WITH A ROOF-TOP BAR LOCATION ON THE 5TH FLOOR. PARKING IS LOCATED ON THE FIRST AND SECOND FLOORS THAT IS ONLY VALET ACCESSIBLE. THE LOBBY IS LOCATED ON THE FIRST FLOOR WITH ACCESS FROM FORE STREET. THE RESTAURANT IS ALSO LOCATED ON THE CORNER OF FORE AND INDIA STREET FOR EASY PEDESTRIAN ACCESS.

ZONE: 'INDIA STREET FORM BASED CODE'
BUILDING AREA: SEE BUILDING PROGRAM

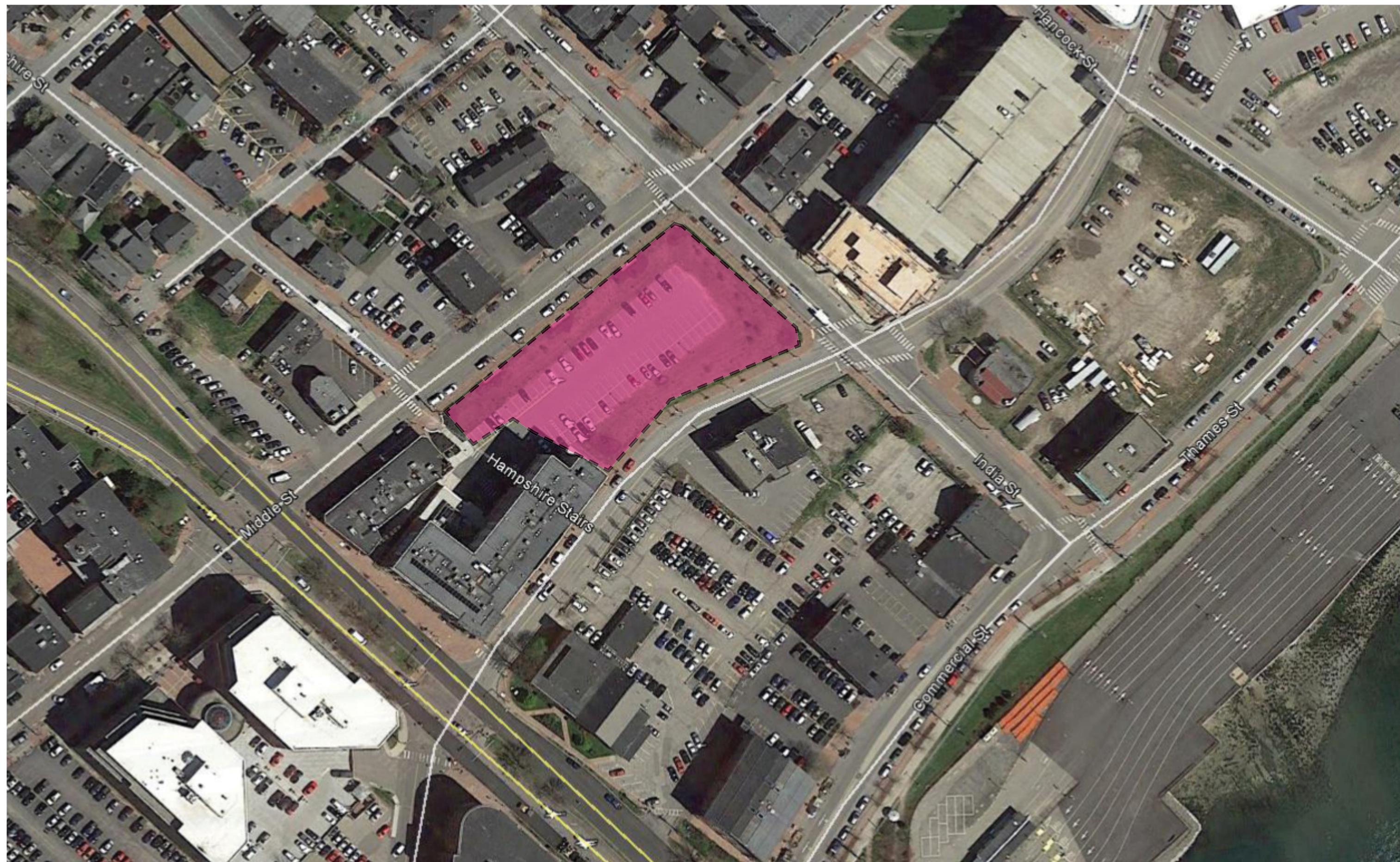
ZONING REQUIREMENTS

THE BUILDING MEETS THE FOLLOWING ZONING REQUIREMENTS BASED ON THE INDIA STREET FORM BASED CODE.

- OUR BUILDING IS LOCATED IN A URBAN ACTIVE DISTRICT AND A URBAN TRANSITIONAL DISTRICT.
- THE BUILDING HEIGHT IS LESS THAN THE 65' FEET AND 6-STORIES FOR THE UA DISTRICT AND 50' AND 4-STORIES FOR THE UT DISTRICT.
- LOT SETBACKS IS 10'-0" FOR ALL STREETS AND 75% OF BUILDING FACADE NEEDS TO BE WITHIN THE 10'-0" SETBACK AREA.
- THE MAX. BUILDING LENGTH ALONG FORE STREET IS ALLOWED TO BE 200', WHICH OUR BUILDING MEETS THIS REQUIREMENT. PARKING STRUCTURE IS NOT CONSIDERED PART OF FORE STREET.
- THE MAX. BUILDING LENGTH ALONG INDIA STREET IS ALLOWED TO BE 150', WHICH OUR BUILDING MEETS THIS REQUIREMENT.
- THE MAX. BUILDING LENGTH ALONG MIDDLE STREET IS ALLOWED TO BE 50', WHICH OUR BUILDING MEETS THIS REQUIREMENT.

BIKE STORAGE SUMMARY

BIKE PARKING CODE REQUIREMENT: 2/10 GUESTROOMS
EXISTING BIKE PARKING PROVIDED: 2/10 GUESTROOMS = 25 REQUIRED - 40 PROVIDED HAMPTON INN HOTEL
BIKE PARKING REQUIRED: 126 ROOMS 2/10 GUESTROOMS = 26 REQUIRED
BIKE PARKING PROVIDED: = 20 PROVIDED
TOTAL BIKE STORAGE: 20-NEW 40-EXISTING = TOTAL 60



VICINITY MAP
NOT TO SCALE

WAIVER REQUESTS

1. WE ARE REQUESTING A WAIVER FOR THE BUILDING ORIENTATION. THE INDIA STREET FORM BASED CODE REQUIRES THE PRINCIPAL FRONTAGE TO FACE A UA STREET FOR CORNER LOTS HAVING UA FRONTAGE. THE MAIN ENTRANCE FOR THE HOTEL IS ON FORE STREET, A UT STREET. THE REASONS FOR ORIENTING THE HOTEL ENTRANCE ON FORE STREET INCLUDE TRAFFIC MANAGEMENT (UTILIZING EXISTING TRAFFIC PATTERNS FOR THE EXISTING HOTEL) AND THE TOPOGRAPHICAL CHALLENGES OF THE STEEP GRADE OF INDIA STREET. WHILE THE MAIN ENTRANCE OF THE HOTEL IS ORIENTED TOWARD FORE STREET, THE INDIA STREET SIDE CONTAINS THE MAIN ENTRANCES FOR THE RETAIL COMPONENT, AS WELL AS THE HOTEL ENTRANCES TO THE COFFEE SHOP AND DINING AREA.

FIRE CODE SEPARATION

THE PROPOSED STRUCTURE WILL COMPLY WITH THE CODE REQUIREMENTS OF SEPARATE OR NON-SEPARATE OCCUPANCIES BETWEEN THE PARKING AREA AND THE HOTEL AREA. THE STRUCTURE WILL BE EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH THE CODE. A FULL CODE REVIEW WILL BE DONE TO PROVIDE THE BEST COURSE OF ACTION FOR THE BUILDING CODE REQUIREMENTS ONCE DESIGN APPROVAL HAS BEEN GIVEN.

HOTEL AREA SUMMARY

Guestroom Floors Summary							Total
	1	2	3	4	5	6	
STUDIO							
Type A - Queen Studio	0	20	29	30	14	15	108
Type SA- Queen Studio Accessible	0	1	2	1	2	1	7
Type B - Queen One Bedroom	0	1	2	2	1	1	7
Total	0	22	33	33	17	17	122

Building Program		Area (GSF)	SITE AREA	47,473
Level				
Lobby Level		10,630		
Level 02		13,576		
Level 03		15,762		
Level 04		15,762		
Level 05		11,212		
Level 06		8,492		
Total Building		75,434	GSF	
Lobby Parking		23,312		
Level 02 Parking		12,576		
Total Parking		35,888	GSF	
TOTAL BUILDING AND PARKING		111,322	GSF	

Proposed Parking		REQUIRED PARKING
VALET SURFACE PARKING		Proposed Hotel
Standard Valet Stalls	56	122 Guestrooms: 1 Stall / 4 Rooms = 31 Stalls
Stacked Valet	12	Rooftop Bar @ 2,573sf: 1 Stall / 150sf = 18 Stalls
Subtotal	68	Retail @ 1,290sf: 1 Stall / 150sf = 9 Stalls
VALET ELEVATED PARKING		Existing Hampton Inn
Standard Valet Stalls	34	125 Guestrooms: 1 Stall / 4 Rooms = 32 Stalls
Stacked Valet	6	Meeting Space @ 957sf: 1 Stall / 125sf = 8 Stalls
Subtotal	40	Residential Stalls = 12 Stalls
REQUIRED RESIDENTIAL PARKING		Required Parking Stalls
Residential Stalls	12	110
PROPOSED ON-SITE PARKING TOTAL	120	