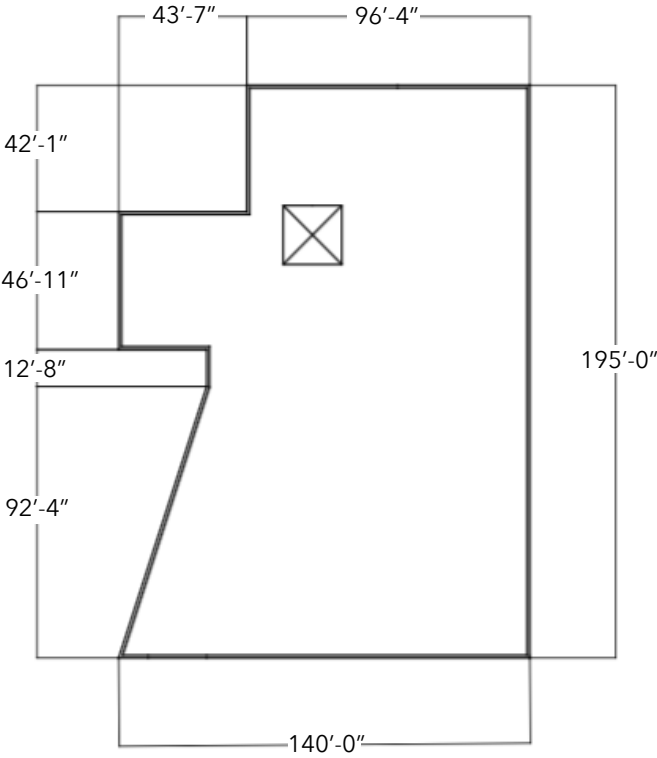
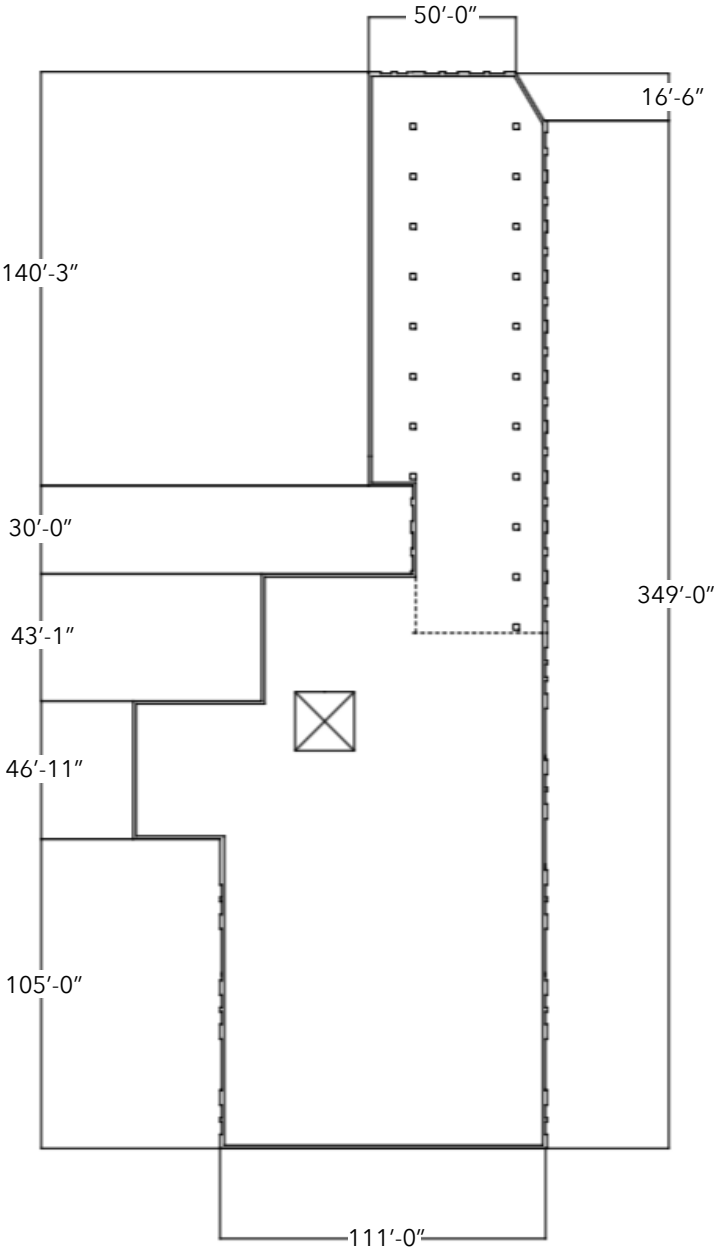


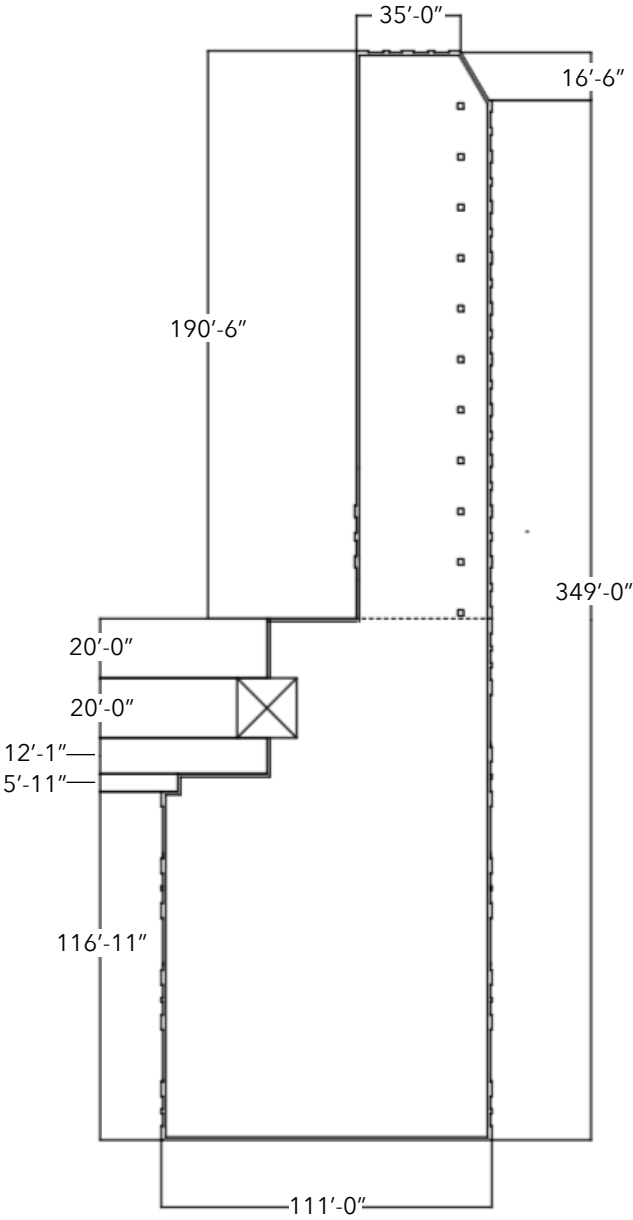
Ground Floor



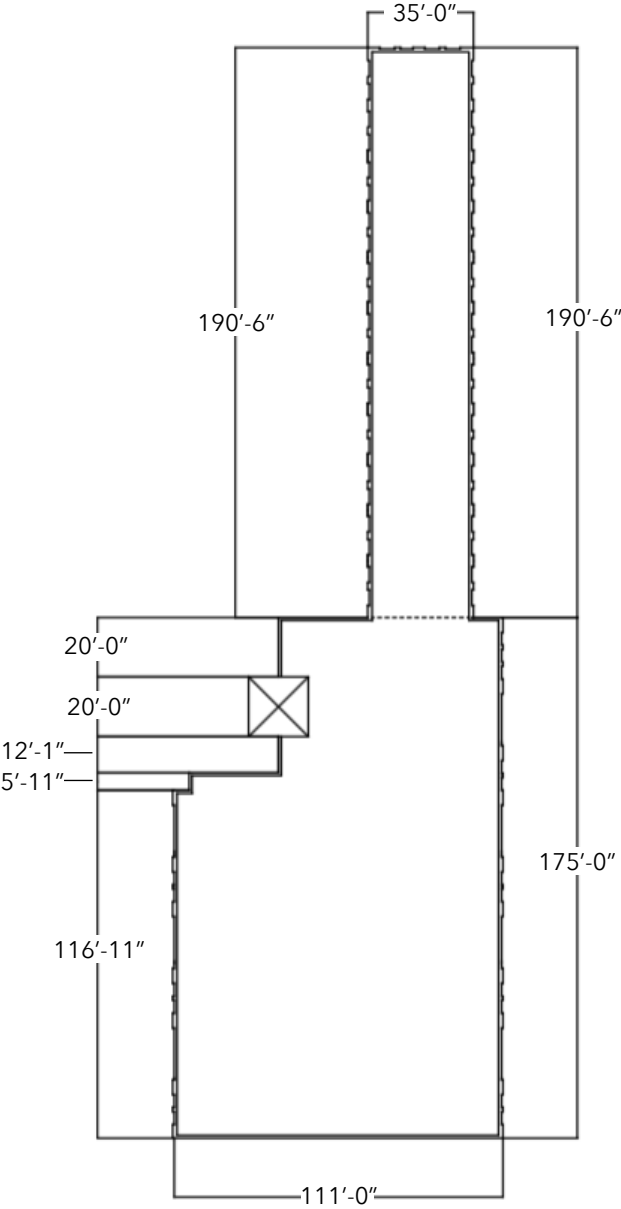
1st Floor (A)



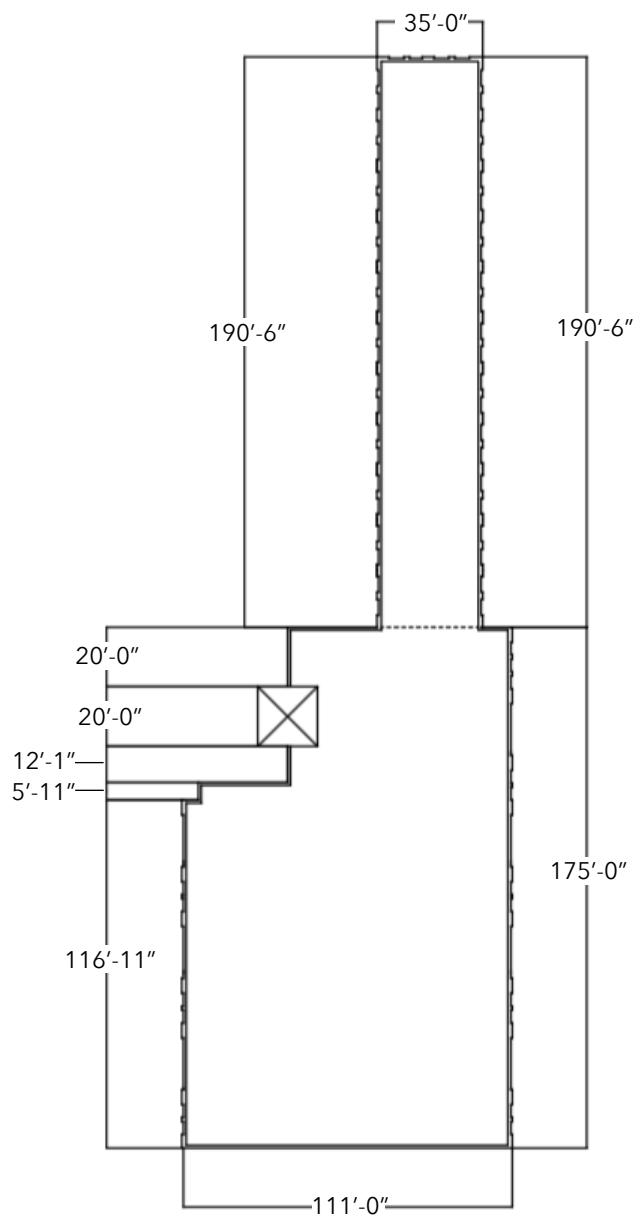
1st floor (B)

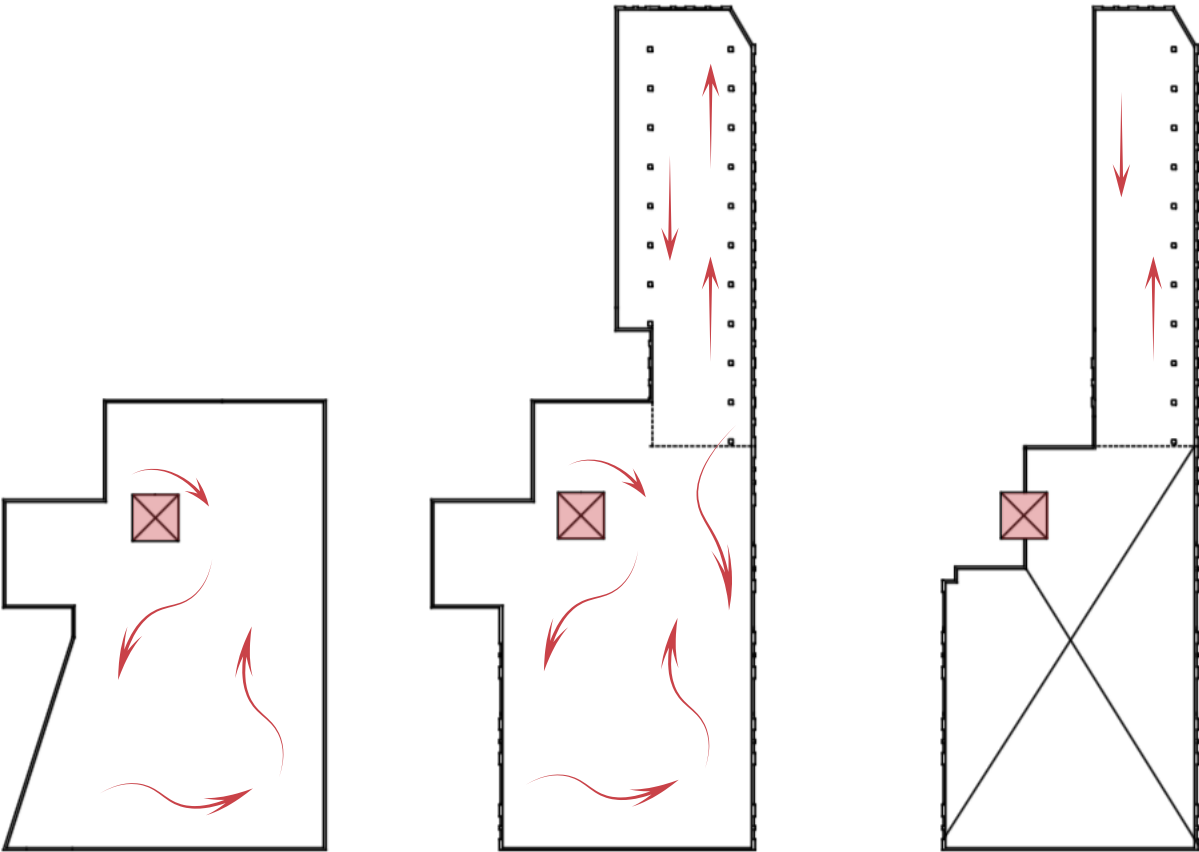


2nd Floor



3rd Floor

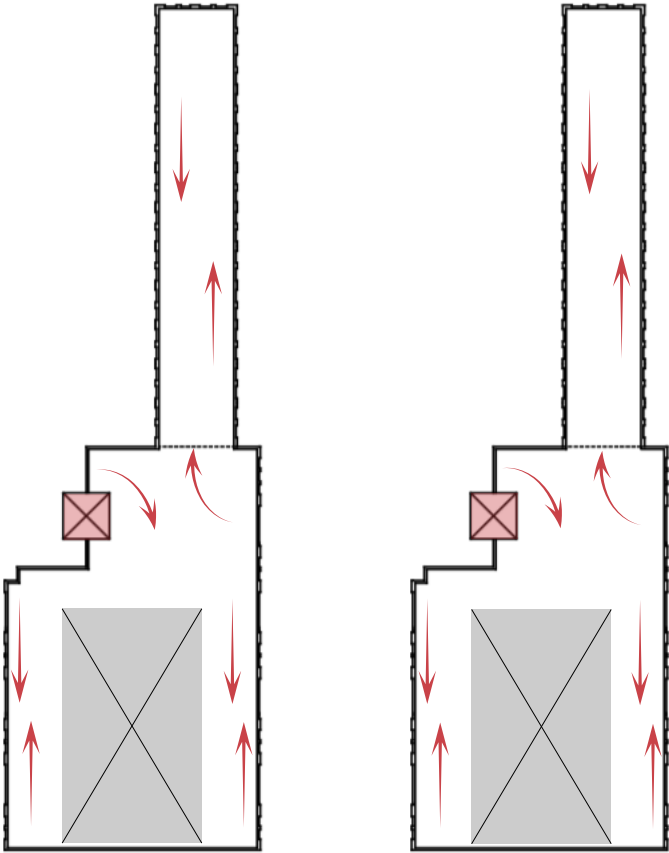




Ground Floor

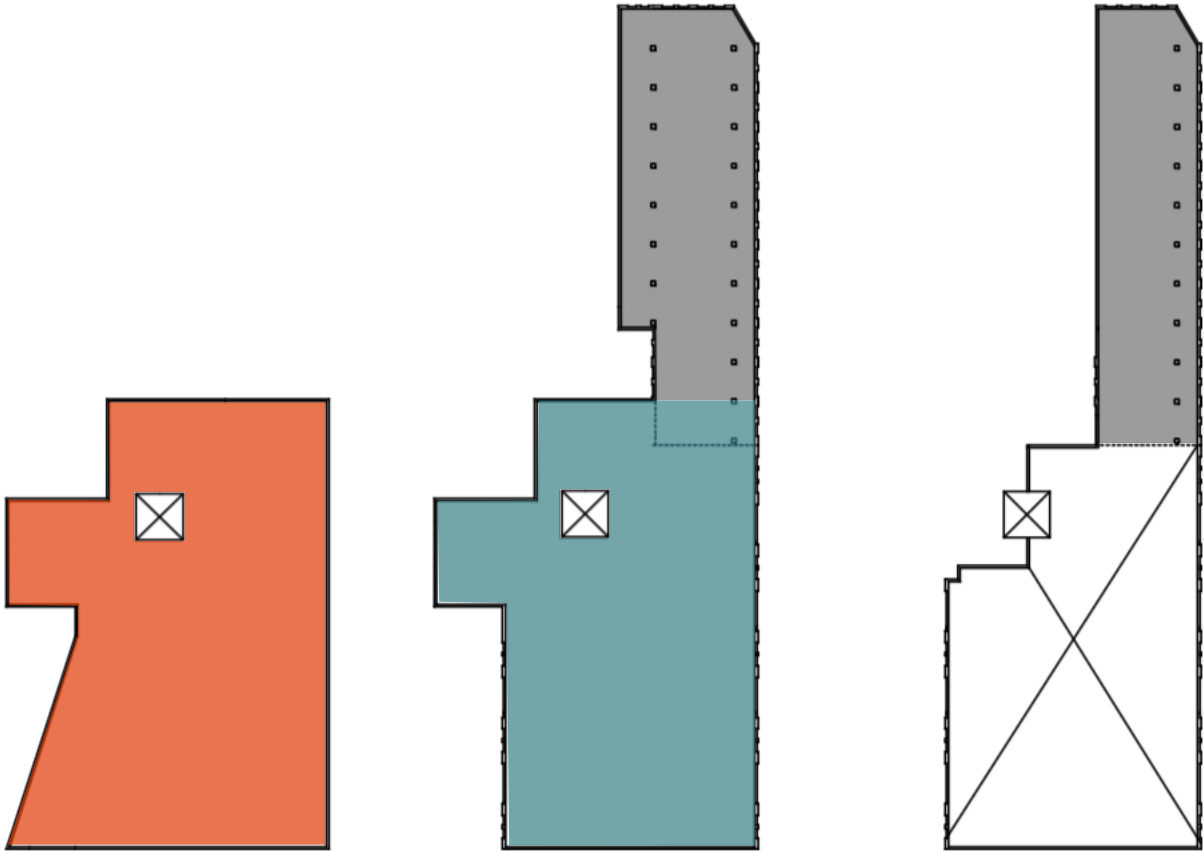
1st Floor (A)

1st Floor (B)

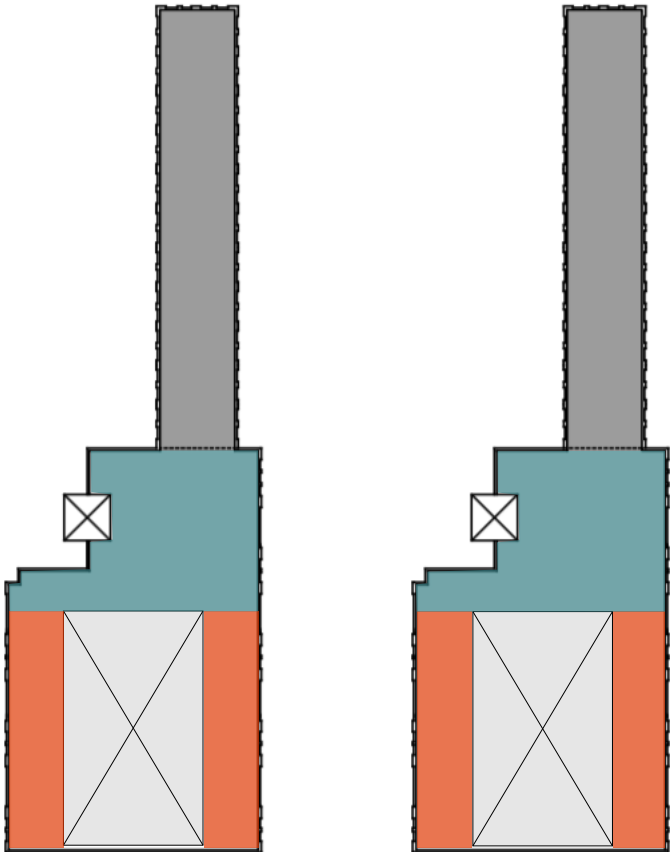


2nd Floor

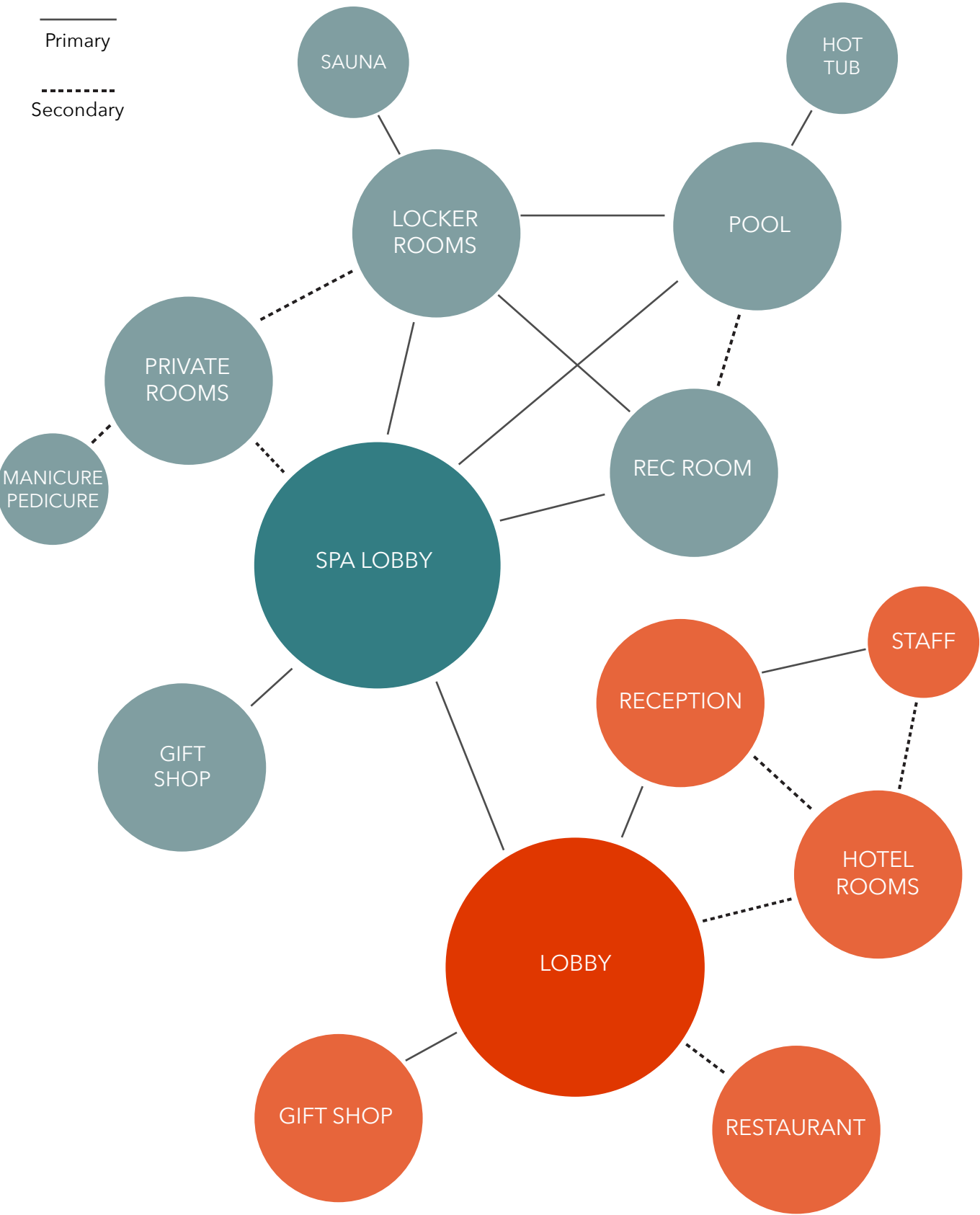
3rd Floor



- Public
- Semi-Private
- Private



ADJACENCIES



Ground Floor

Gross: 27,300 sq/ft
Spa: 27,300 sq/ft
Lobby: 400 sq/ft
Pool: 2,500 sq/ft
Locker Room: 12-15% of Spa size

First Floor (A)

Gross: 33,445 sq/ft
Guest Rooms: 8,120 sq/ft
Lobby: 21,645 sq/ft
Gift Shop: 800 sq/ft
Reception: 300 sq/ft

First Floor (B)

Gross: 6,090 sq/ft
Guest Rooms: 9,500 sq/ft

Second Floor

Gross: 21,715 sq/ft
Guest Rooms: 6,650 sq/ft
Restaurant: 2,500 sq/ft
60% Dining
40% Kitchen/Storage/Prep
15-18 sq/ft per person

Third Floor

Gross: 21,715 sq/ft
Guest Rooms: 6,650 sq/ft

Occupancy Classification

Residential Group R-1

TRANSIENT.

310.3 Residential Group R-1. Residential Group R-1 occupancies containing sleeping units where the occupants are primarily transient in nature, including:

Boarding houses (transient) with more than 10 occupants
Congregate living facilities (transient) with more than 10 occupants
Hotels (transient) Motels (transient) SRO (Single room occupancy) facility (transient)

Occupancy Load (per person)

Table 1004.1.1

Residential: 200 gross
Assembly w/o fixed seating: 15 net
Exercise Room: 50 gross
Pool: 50 gross, Pool Deck: 15 gross
Locker Room: 50 gross
Kitchen: 200 sf
Seating Space: 15 sf

Safety Codes

4603.3.2 Three to five stories. In other than Group I occupancies, interior vertical openings connecting three to five stories shall be protected by either 1-hour fire resistance rated construction or an automatic sprinkler system shall be installed throughout the building in accordance with Section 903.3.1.1 or 903.3.1.2

Travel Distance

Common Path: 75 ft Sprinkled
Dead-End Limit: 50 ft Sprinkled
Travel Distance Limit: 250 ft Sprinkled

Total: 110,265 sq/ft

