



NEWPORT DUNES
SITE AREA: APPROX. 13 ACRES

GUESTROOM MATRIX COMPARISON

OVERALL GUESTROOMS COUNT	PROPOSED PLANS 275 KEYS RATIO: KING 55%, DOUBLE 45%	1988 APPROVED PLANS 275 KEYS
TYPICAL KING ROOM	138 UNITS	
TYPICAL DOUBLE ROOM	112 UNITS	
ADA KING ROOM	5 UNITS	
ADA DOUBLE ROOM	5 UNITS	
EXECUTIVE KING ROOM	8 SUITES	
EXECUTIVE DOUBLE ROOM	7 SUITES	
STANDARD		141 UNITS
STUDIO		75 UNITS
SUITE		59 UNITS
OVERALL KEYS	275 KEYS	275 KEYS

NEWPORT DUNES
PARKING MATRIX COMPARISON

EXISTING PARKING STALLS (THE NUMBER IS APPROX.)	NEW PARKING PROVIDED ON SITE, APPROX	PARKING STALLS REQUIRED PER CODE: 1 PER 2 GUEST ROOMS = 140 STALLS 15 STALLS FOR STAFF 1 PER 35 S.F. OF MEETING ROOMS= 103 STALLS RESTAURANT: UP TO PLANNING APPROVAL. 30% OF 67 STALLS= 21 STALLS
473 STALLS	285 STALLS	± 279 STALLS





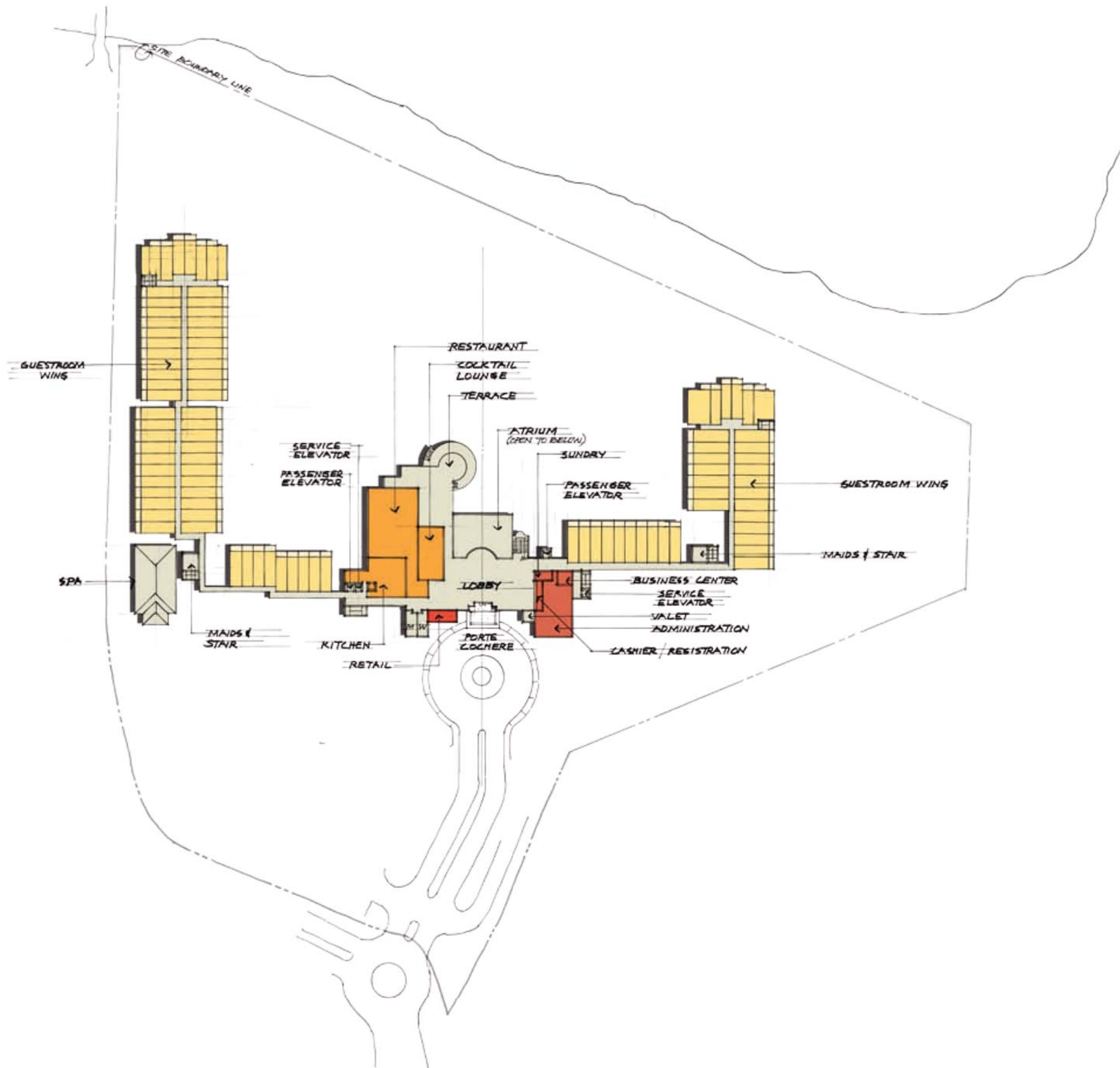
GUESTROOMS COUNT AT 1st FLOOR	PROPOSED PLANS 275 KEYS RATIO: KING 55%, DOUBLE 45%	1988 APPROVED PLANS 275 KEYS
TYPICAL KING ROOM	48 UNITS	
TYPICAL DOUBLE ROOM	40 UNITS	
ADA KING ROOM	2 UNIT	
ADA DOUBLE ROOM	2 UNIT	
EXECUTIVE KING ROOM	1	
EXECUTIVE DOUBLE ROOM	1	
STANDARD		47 UNITS
STUDIO		25 UNITS
SUITE		20 UNITS

TOTAL GUESTROOMS @ 1ST FLOOR	94 UNITS	92 UNITS
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NEWPORT DUNES
SITE AREA: APPROX. 13 ACRES
AREA MATRIX COMPARISON

1st FLOOR	PROPOSED PLANS 275 KEYS	1988 APPROVED PLANS 275 KEYS
ATRIUM	3,731 S.F.	1,853 S.F.
EXERCISE ROOM	861 S.F.	536 S.F.
MEETING ROOMS	3,605 S.F.	1,460 S.F.
COFFEE SHOP	2,500 S.F.	3,199 S.F.
KITCHEN / SERVICE PANTRY	2,500 S.F.	5,011 S.F.
HOUSEKEEPING / LAUNDRY ROOM	1,791 S.F. 1,006 S.F.	2,797 S.F. 1,917 S.F.
REPAIR / MAINTENANCE	1,530 S.F.	1,545 S.F.
MECHANICAL / ELECTRICAL ROOMS	2,238 S.F.	4,168 S.F.
EMPLOYEE BREAKROOM	1,447 S.F.	2,500 S.F.
EMPLOYEE LOCKER ROOMS	1,751 S.F.	1,471 S.F.
SPA	3,286 S.F.	3,286 S.F. INCLUDED AS RETAIL
POOL BAR	750 S.F.	2,325 S.F.
STORAGE	2,173 S.F.	3,029 S.F.
B.O.H. SERVICE AREA	4,900 S.F.	4,326 S.F.
POOL(S)	ONE OUTDOOR	POSSIBILITY FOR 2 POOLS
TOTAL AREA	34,071 S.F.	36,626 S.F.





NEWPORT DUNES
GUESTROOM MATRIX COMPARISON

GUESTROOMS COUNT AT 2nd FLOOR	PROPOSED PLANS 275 KEYS RATIO: KING 55%, DOUBLE 45%	1988 APPROVED PLANS 275 KEYS
TYPICAL KING ROOM	48 UNITS	
TYPICAL DOUBLE ROOM	40 UNITS	
ADA KING ROOM	2 UNIT	
ADA DOUBLE ROOM	2 UNIT	
EXECUTIVE KING ROOM	1	
EXECUTIVE DOUBLE ROOM	1	
STANDARD		47 UNITS
STUDIO		25 UNITS
SUITE		20 UNITS
TOTAL GUESTROOMS @ 2ND FLOOR	94 UNITS	92 UNITS

2nd FLOOR	PROPOSED PLANS 275 KEYS	1988 APPROVED PLANS 275 KEYS
LOBBY	6,444 S.F.	4,942 S.F.
ATRIUM	3,480 S.F. (OPEN TO LOWER FLOOR)	1,853 S.F. (OPEN TO LOWER FLOOR)
SEATING AREA/ COCKTAIL LOUNGE	1,700 S.F.	3,025 S.F.
ADMIN. OFFICES	2,767 S.F.	2,306 S.F.
RESTAURANT	5,500 S.F.	7,748 S.F.
KITCHEN	1,956 S.F.	1,833 S.F.
RETAIL	397 S.F.	371 S.F.
BUSINESS CENTER	295 S.F.	NOT INCLUDED IN PROGRAM
TOTAL AREA	22,539 S.F.	22,078 S.F.





NEWPORT DUNES
GUESTROOM MATRIX COMPARISON

GUESTROOMS COUNT At 3rd FLOOR	PROPOSED PLANS 275 KEYS RATIO: KING 55%, DOUBLE 45%	1988 APPROVED PLANS 275 KEYS
TYPICAL KING ROOM	42 UNITS	
TYPICAL DOUBLE ROOM	32 UNITS	
ADA KING ROOM	1 UNIT	
ADA DOUBLE ROOM	1 UNIT	
EXECUTIVE KING ROOM	6 SUITES	
EXECUTIVE DOUBLE ROOM	5 SUITES	
STANDARD		47 UNITS
STUDIO		25 UNITS
SUITE		19 UNITS
TOTAL GUESTROOMS @ 3RD FLOOR	87 UNITS	91 UNITS

