

Beef Island Development

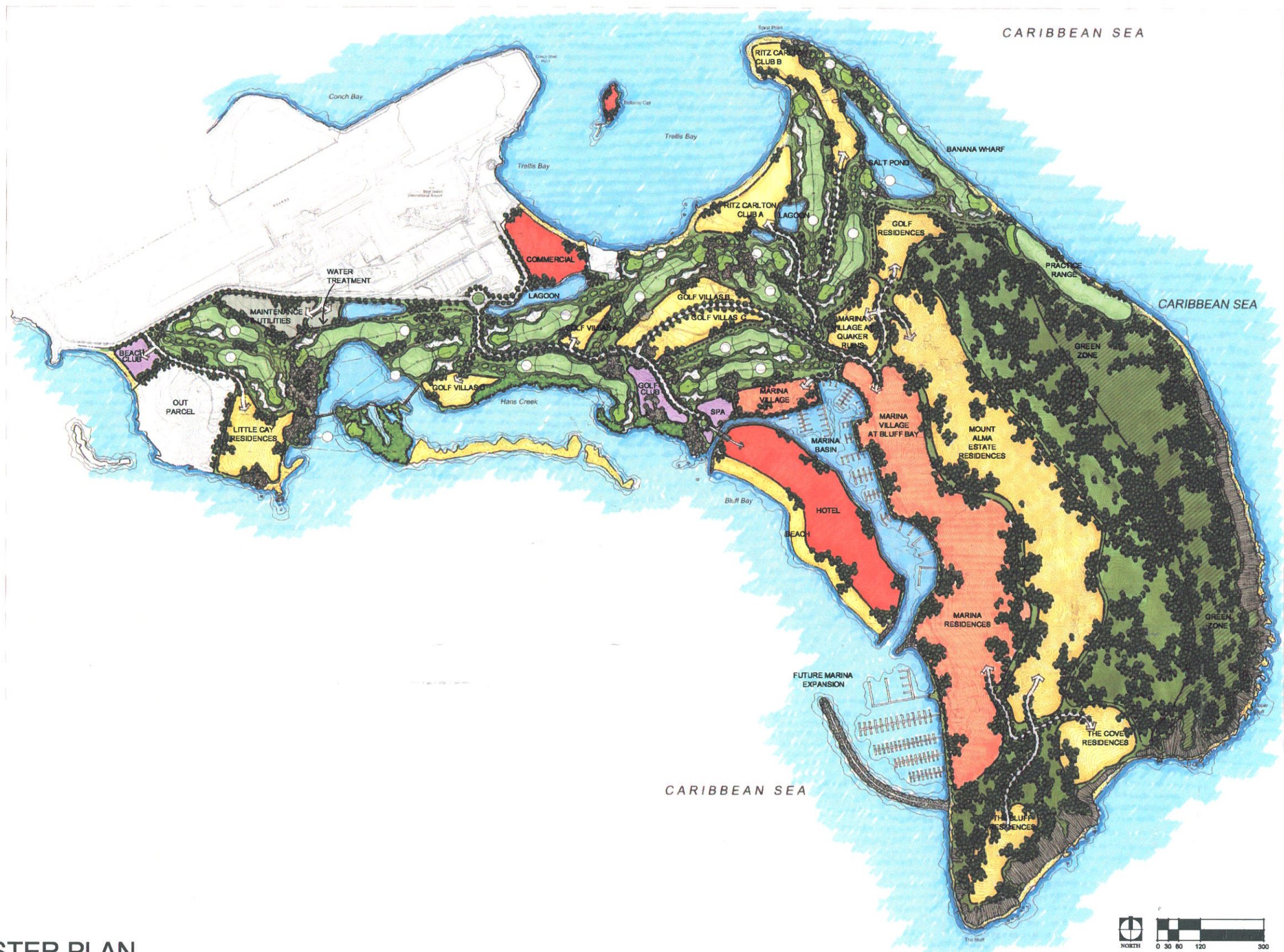
B.V.I.

CONCEPTUAL DESIGN PACKAGE

JULY 29, 2005



SHEET INDEX	
A0.0	INDEX SHEET
P1.01	CONCEPTUAL MASTER PLAN
P1.02	MASTER PLAN
P1.03	GOLF CLUB & SPA CONCEPTUAL SITE PLAN
P1.04	GOLF VILLAS A CONCEPTUAL SITE PLAN
P1.05	GOLF VILLAS B & C CONCEPTUAL SITE PLAN
P1.06	GOLF VILLAS D CONCEPTUAL SITE PLAN
P1.07	MARINA VILLAGE CONCEPTUAL SITE PLAN
N1.01	PRELIMINARY GOLF ROUTING PLAN
M1.01	CONCEPT HOTEL ISLAND BEACH ENCHANCEMENT & SHORELINE PROTECTION – LAYOUT
M1.02	CONCEPT HOTEL ISLAND BEACH ENCHANCEMENT & SHORELINE PROTECTION – TYPICAL SECTIONS (JETTIES)
M1.03	CONCEPT HOTEL ISLAND BEACH ENCHANCEMENT & SHORELINE PROTECTION – TYPICAL SECTIONS (SEA WALL AND BEACH FILL)
M1.04	CONCEPT INTERIOR MARINA BASIN – LAYOUT
M1.05	CONCEPT EXTERIOR MARINA BASIN – TYPICAL SECTIONS (BULKHEAD, REVETMENT)
M1.06	CONCEPT EXTERIOR MARINA BASIN – LAYOUT
M1.07	CONCEPT EXTERIOR MARINA BASIN – TYPICAL SECTIONS (BREAKWATER)
M1.08	CONCEPT MARINA – TYPICAL SECTIONS (PIERS AND DOCKS)
A1.01	OVERALL HOTEL SITE PLAN
A1.02	ENLARGED HOTEL ISLAND SITE PLAN
A1.03	ENLARGED HOTEL ENTRY SITE PLAN
AC1.01	COMMERCIAL PARCEL CONCEPTUAL SITE PLAN –GROUND LEVEL
AC1.02	COMMERCIAL PARCEL CONCEPTUAL SITE PLAN –UPPER LEVEL
A2.01	HOTEL ENTRY BUILDING FLOOR PLAN
A2.02	GOLF CLUBHOUSE FLOOR PLAN
A2.03	FITNESS CENTER/SPA FLOOR PLAN
A2.04	MAIN HOTEL RESTAURANT FLOOR PLAN
A2.05	BACK OF HOUSE BUILDING, KIDS CLUB POOL BAR & GRILL AND REMOTE SERVICE BUILDING FLOOR PLANS
A4.01	TYPICAL GUESTROOM FLOOR PLAN –UPPER LEVEL
A4.02	TYPICAL GUESTROOM FLOOR PLAN –LOWER LEVEL
A4.03	TYPICAL ES SUITE GUESTROOM FLOOR PLAN
A4.04	TYPICAL PRESIDENTIAL SUITE FLOOR PLAN
A4.05	TYPICAL CONDO GUESTROOM FLOOR PLAN –UPPER LEVEL (2 BEDROOM UNIT)
A4.06	TYPICAL CONDO GUESTROOM FLOOR PLAN –LOWER LEVEL (2 BEDROOM UNIT)
A4.07	TYPICAL CONDO GUESTROOM FLOOR PLAN –UPPER LEVEL (3 BEDROOM UNIT)
A4.08	TYPICAL CONDO GUESTROOM FLOOR PLAN –LOWER LEVEL (3 BEDROOM UNIT)
I1.01	IMAGE BOARD
I1.02	IMAGE BOARD
I1.03	IMAGE BOARD
I1.04	IMAGE BOARD
I1.05	IMAGE BOARD
	PROGRAM



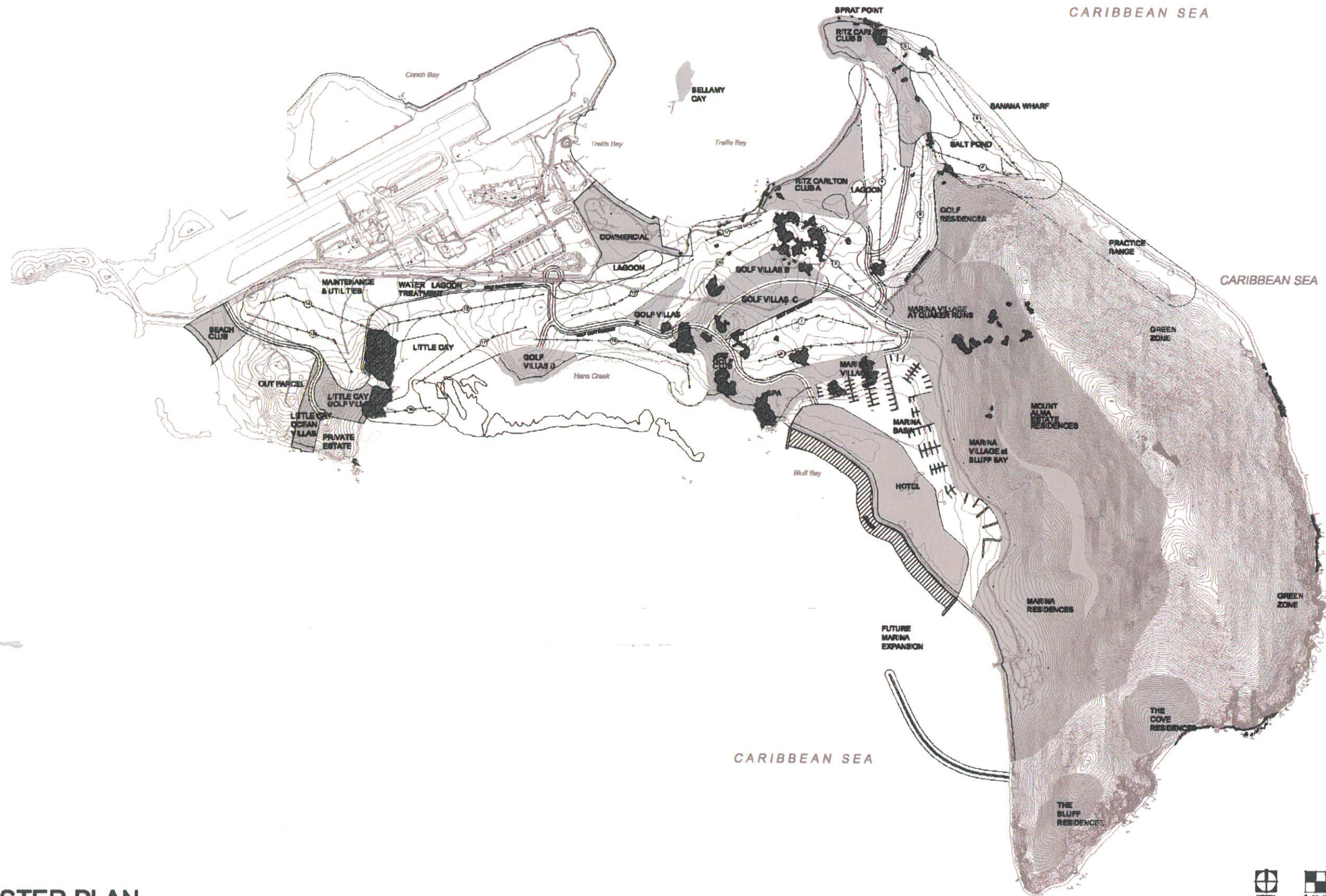
CONCEPTUAL MASTER PLAN

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Project No. 000
Date: JULY 05, 2005
Scale: AS SHOWN
Sheet No. P1.01

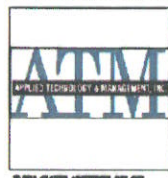


MASTER PLAN

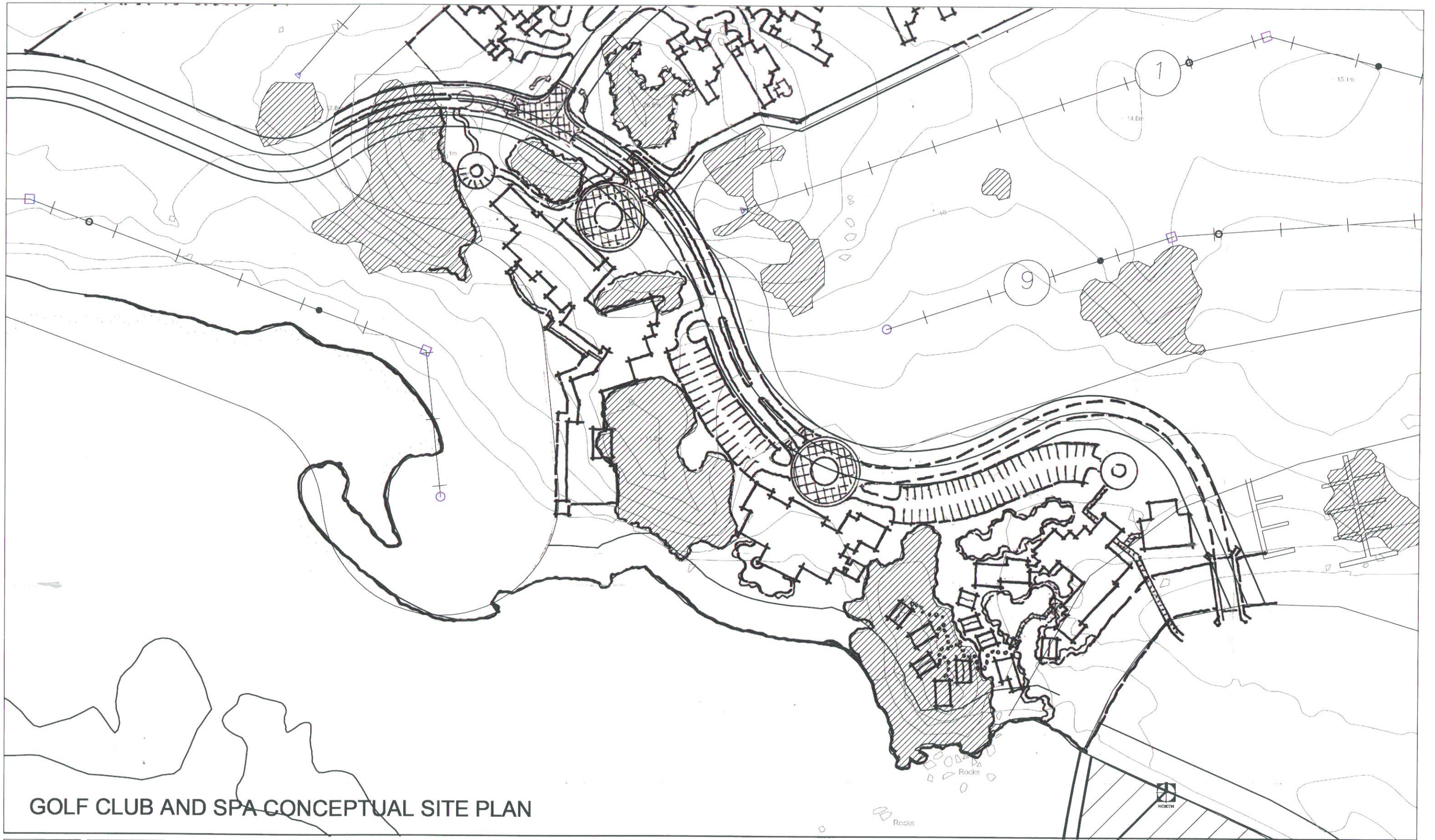


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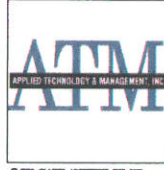
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 Date: JULY 10, 2009
 Title: AS NOTED
 Sheet No: P1.02



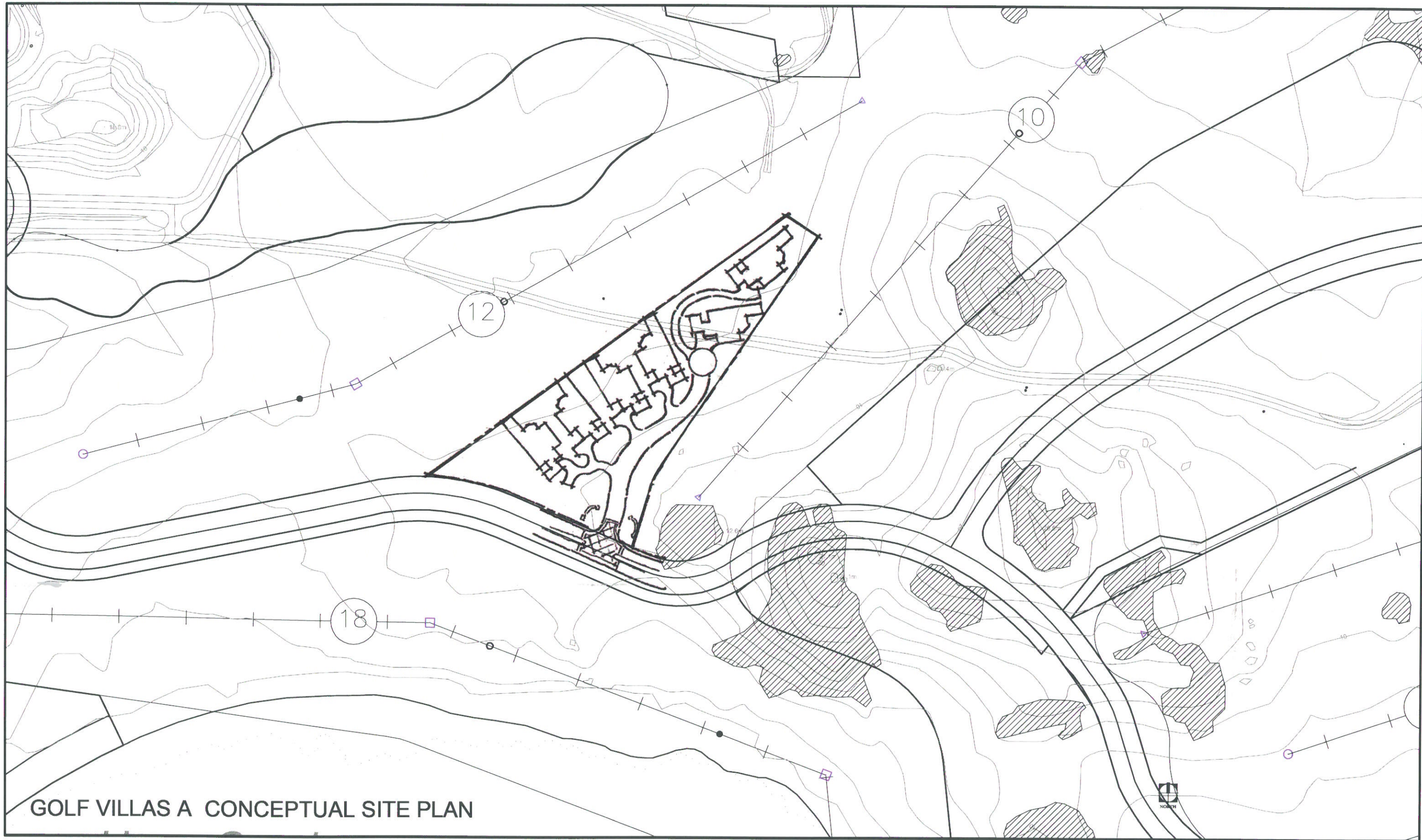
GOLF CLUB AND SPA CONCEPTUAL SITE PLAN

Beef Island Development

BVI



Project No.	0000
Date	JULY 20, 2020
Scale	AS NOTED
Sheet No.	P1.03



GOLF VILLAS A CONCEPTUAL SITE PLAN

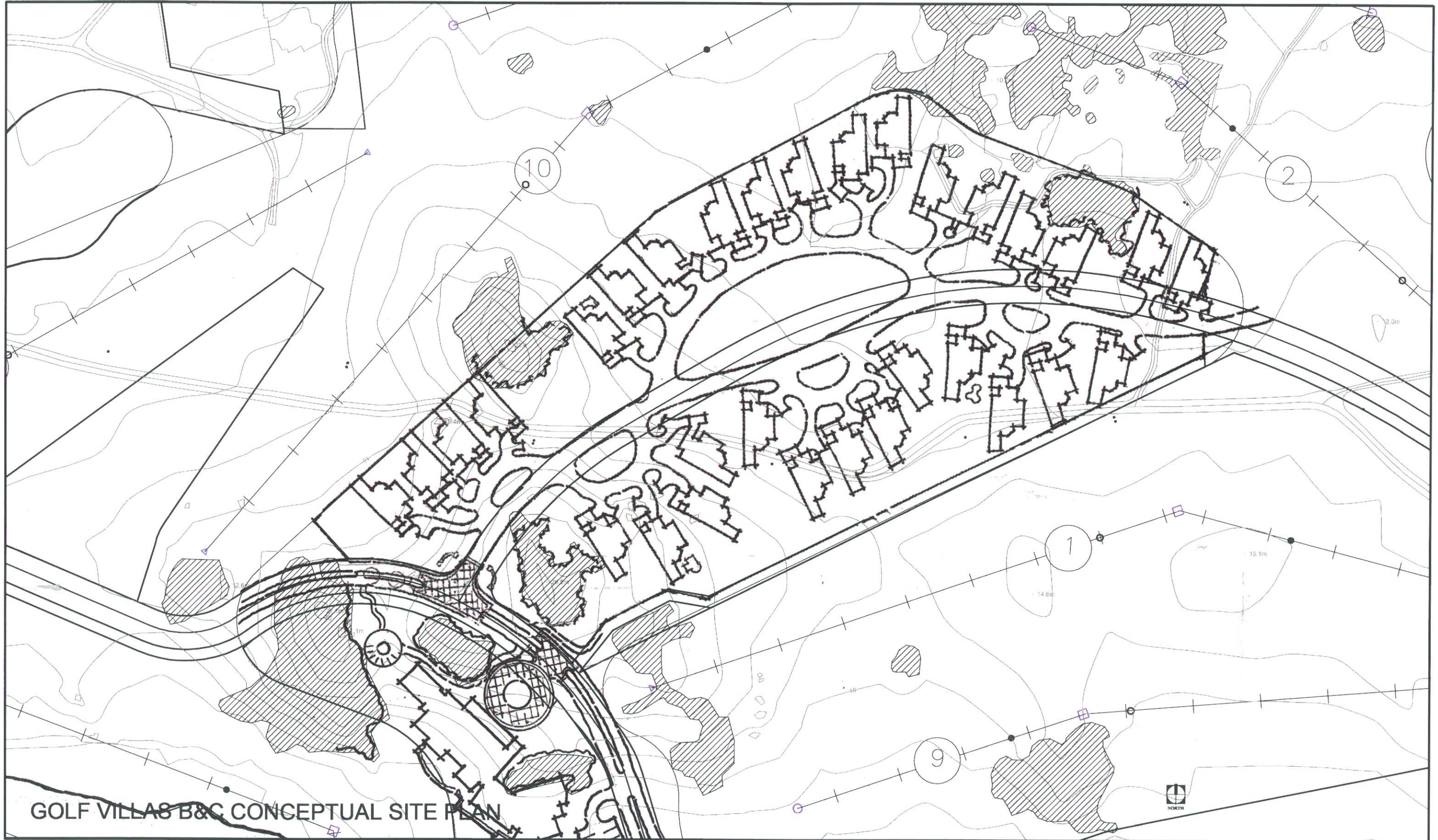


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Project No:	0000
Date:	JULY 25, 2020
Scale:	AS NOTED
Sheet No:	P1.04



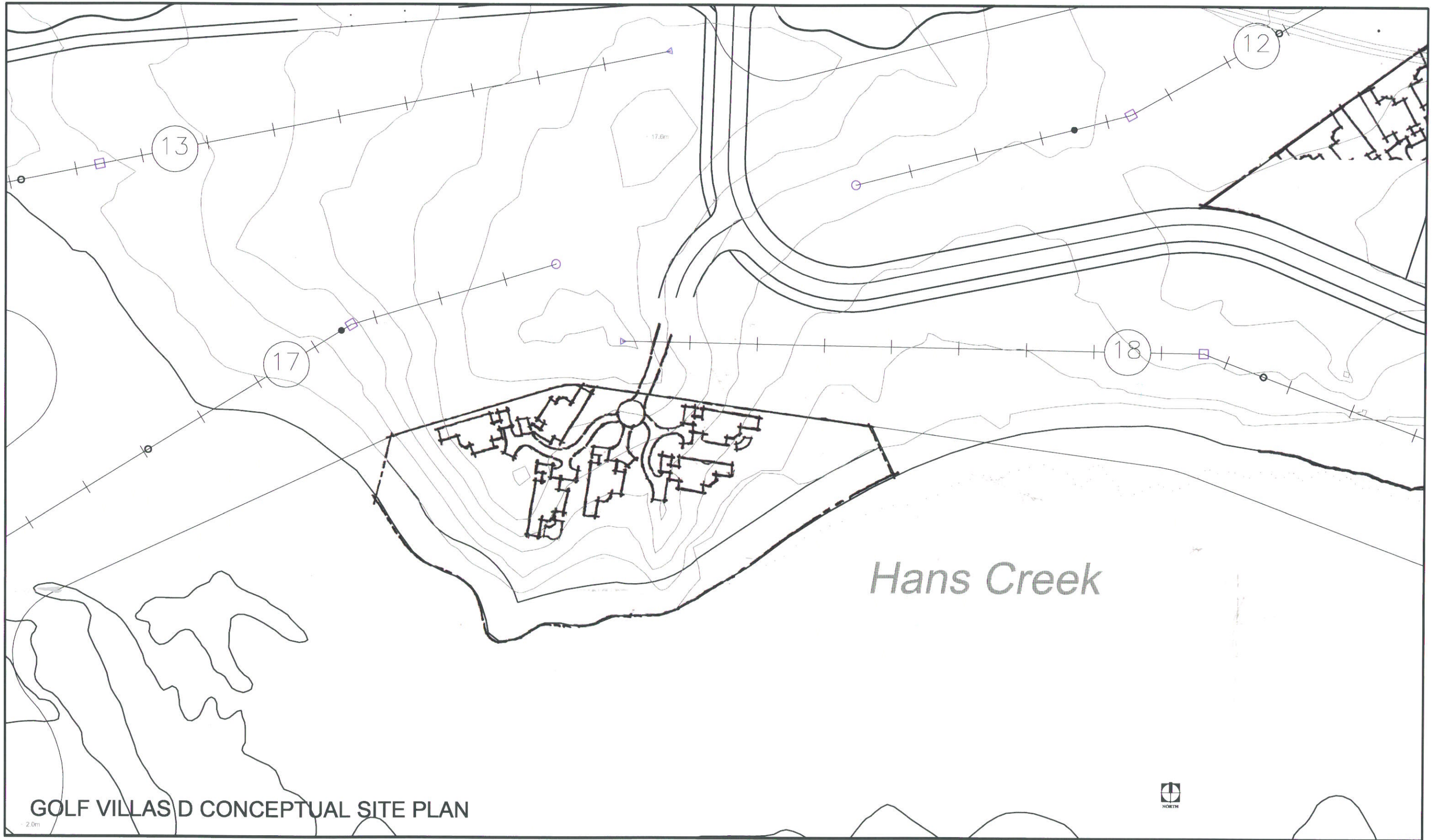
GOLF VILLAS B&C CONCEPTUAL SITE PLAN

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Project No.	0000
Date	JULY 20, 2000
Scale	AS NOTED
Sheet No.	P1.05



Hans Creek

GOLF VILLAS D CONCEPTUAL SITE PLAN

1" = 2.0m

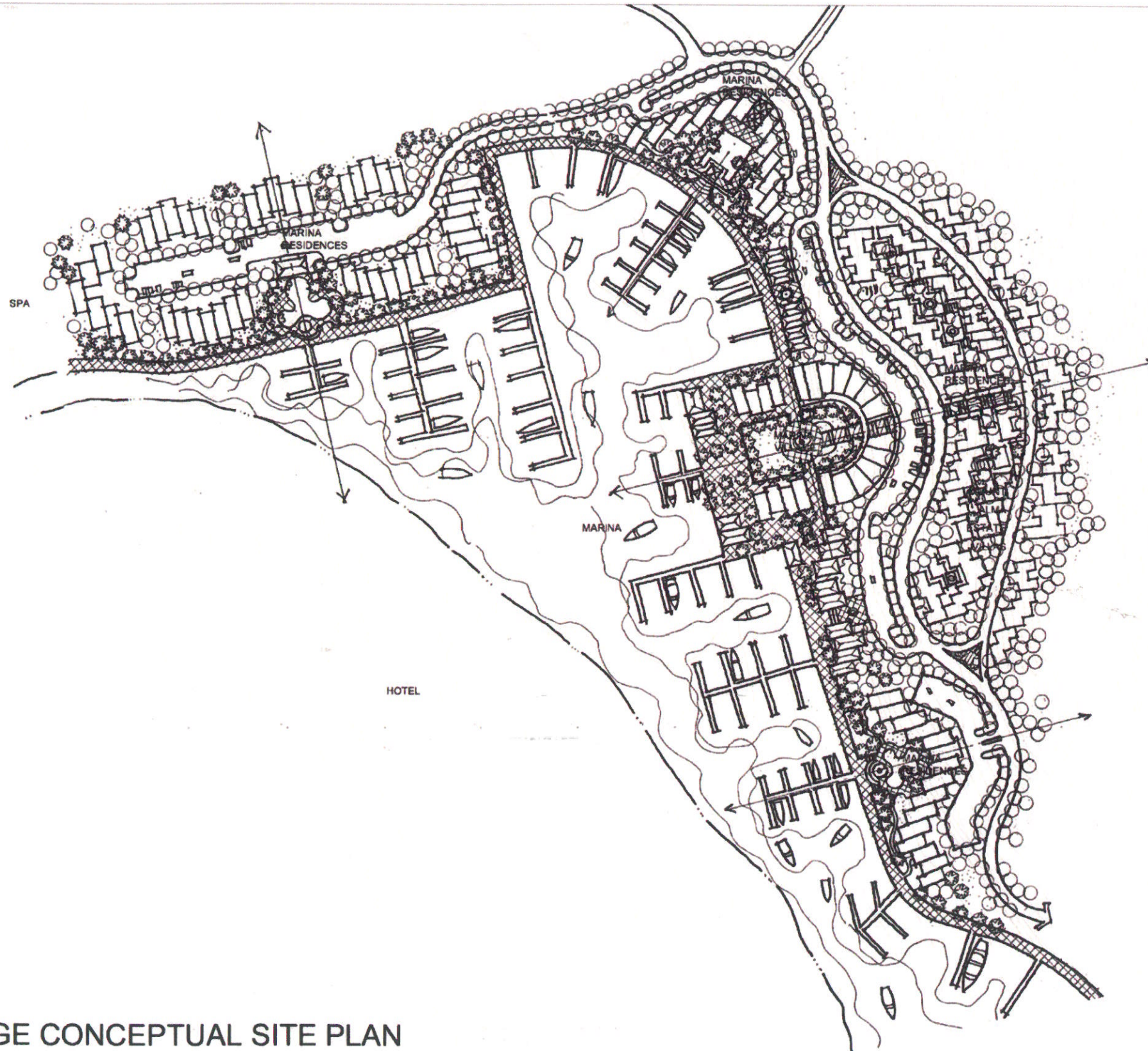


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Project No:	0000
Date:	JULY 20, 2005
Scale:	AS NOTED
Sheet No:	P1.06



MARINA VILLAGE CONCEPTUAL SITE PLAN



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Project No: 0000
Date: JULY 26, 2007
Scale: AS SHOWN
Sheet No: P1.07



OVERALL HOTEL SITE PLAN
Scale: 1:1500

NOTE: CONCEPTUAL PLAN SUBJECT TO CHANGES

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Project No: 0009
Date: JULY 29, 2005
Scale: AS NOTED
Sheet No: **A1.01**



ENLARGED HOTEL ISLAND SITE PLAN
Scale: 1:1000

NOTE: CONCEPTUAL PLAN SUBJECT TO CHANGES

ATM
ARCHITECTURAL TECHNOLOGICAL & MECHANICAL

EDSA
ENGINEERING DESIGN & SURVEILLANCE
planning, landscape, architecture, graphic design

Beef Island Development

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NICKLAUS
DESIGN

HG
HILL GLAZIER
ARCHITECTS

Project No: 0009
Date: JULY 29, 2005
Scale: AS NOTED
Sheet No: **A1.02**



ENLARGED HOTEL ENTRY SITE PLAN
Scale: 1:1000

NOTE: CONCEPTUAL PLAN SUBJECT TO CHANGES

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Project No.	0009
Date	JULY 29, 2005
Scale	AS NOTED
Sheet No.	A1.03



SITE PLAN DATA	
APPROX. BLDG AREA BY USE	
RETAIL	30,000 SQ. FT.
OFFICE	45,000 SQ. FT.
GUESTHOUSE (14 ROOMS)	10,000 SQ. FT.
RESIDENCE	10,000 SQ. FT.
COMMERCIAL/VILLAS OR CONDO	20,000 SQ. FT.
TOTAL	115,000 SQ. FT.
PARKING	
TOTAL PARKING	120 CARS

- KEY:**
- RETAIL
 - OFFICE
 - GUESTHOUSE
 - RESIDENCE
 - COMMERCIAL/VILLA/CONDO

COMMERCIAL PARCEL CONCEPTUAL SITE PLAN
 Scale: 1:500 GROUND LEVEL

NOTE: CONCEPTUAL PLAN SUBJECT TO CHANGES
 NOTE: SITE BOUNDARY ARE FOR ILLUSTRATIVE USE ONLY. REFER TO ACTUAL SURVEY DRAWING FOR ACCURATE INFORMATION AND DATA.



SITE PLAN DATA	
APPROX. BLDG AREA BY USE	
RETAIL	30,000 SQ. FT.
OFFICE	45,000 SQ. FT.
GUESTHOUSE (14 ROOMS)	10,000 SQ. FT.
RESIDENCE	10,000 SQ. FT.
COMMERCIAL/VILLAS OR CONDO	20,000 SQ. FT.
TOTAL	115,000 SQ. FT.
PARKING	
TOTAL PARKING	120 CARS

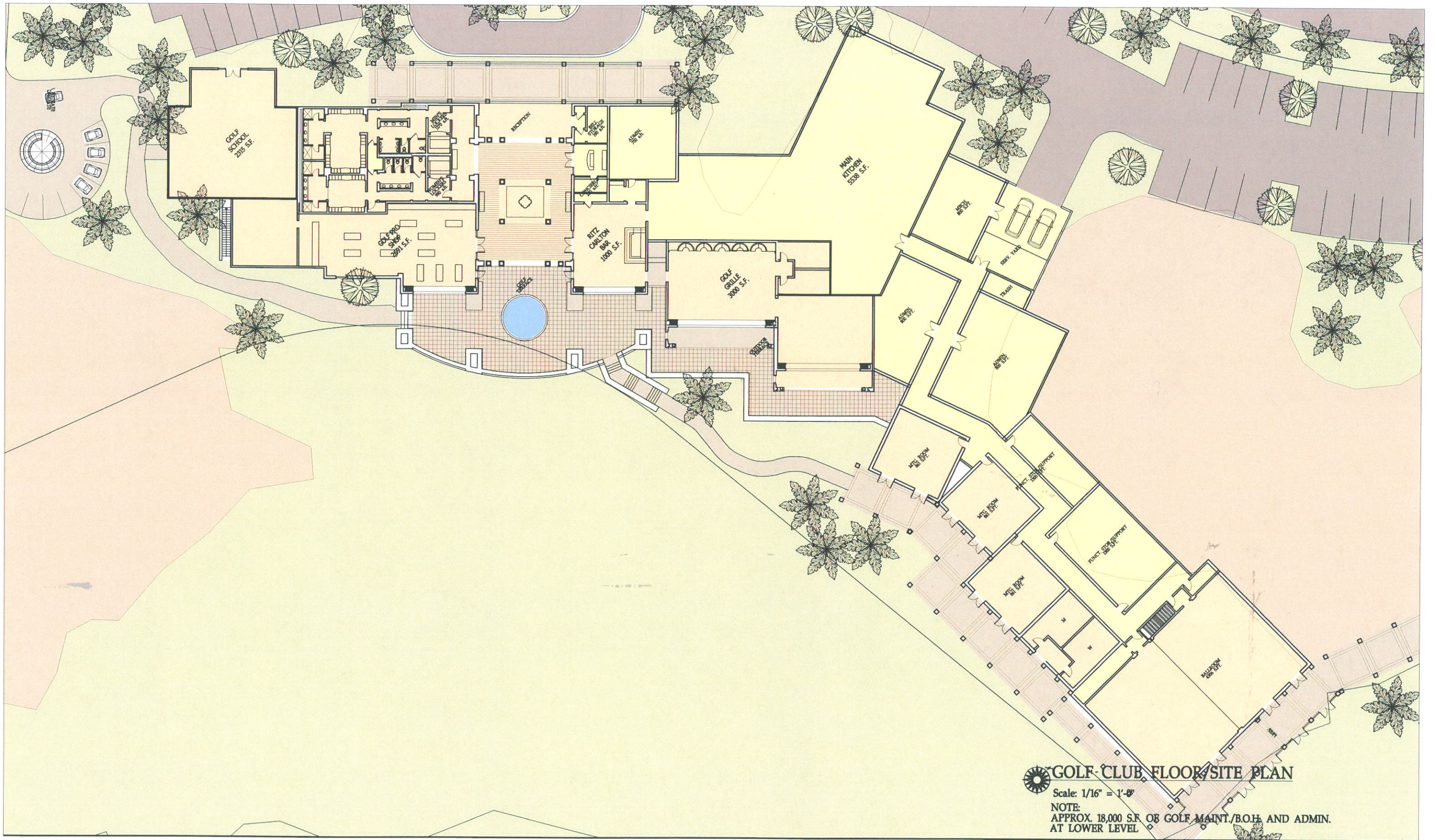
- KEY:**
- RETAIL
 - OFFICE
 - GUESTHOUSE
 - RESIDENCE
 - COMMERCIAL/VILLA/CONDO

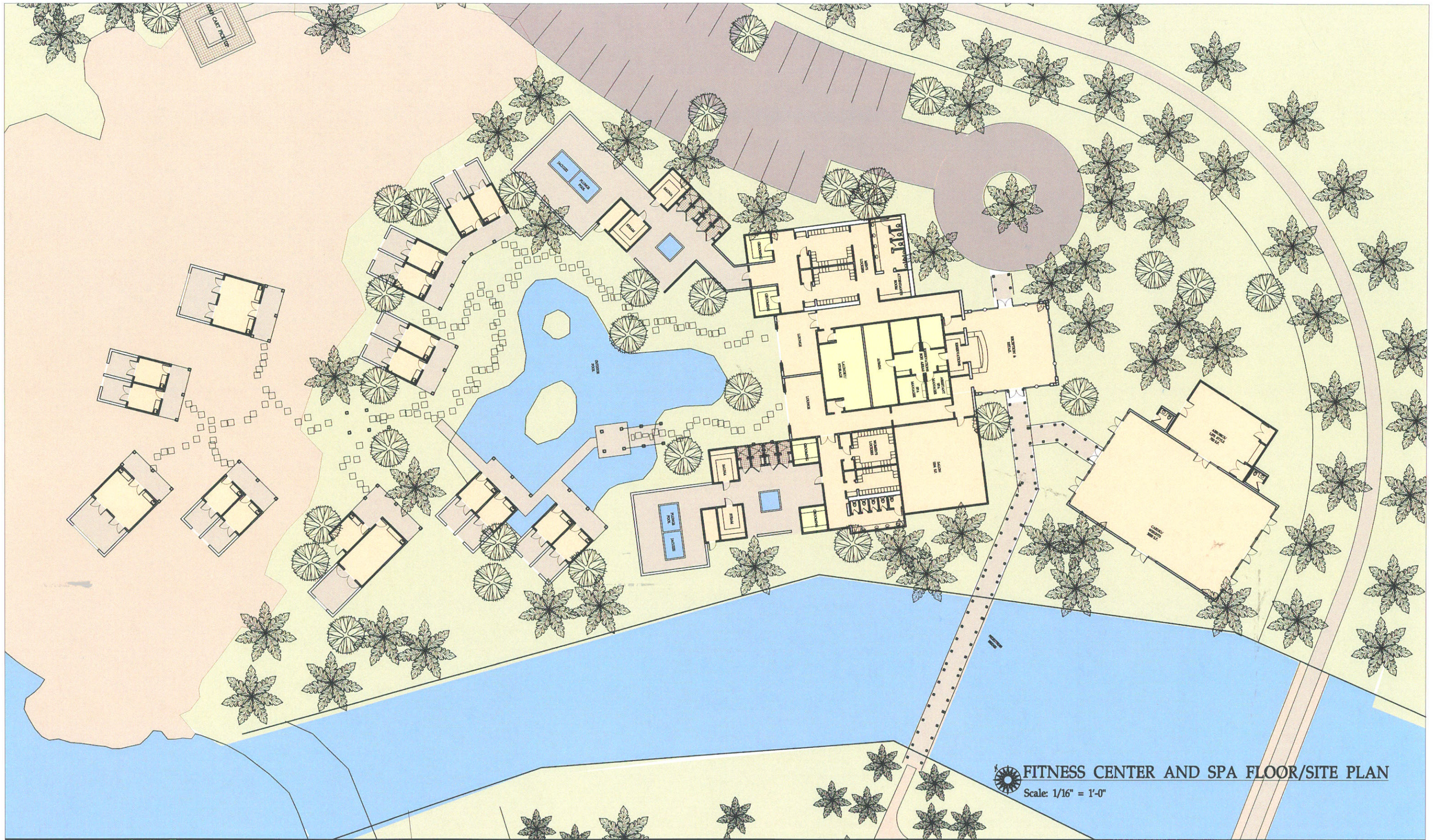
COMMERCIAL PARCEL CONCEPTUAL SITE PLAN
 Scale: 1:500 GROUND LEVEL


NOTE: CONCEPTUAL PLAN SUBJECT TO CHANGES
 NOTE: SITE BOUNDARY ARE FOR ILLUSTRATIVE USE ONLY. REFER TO ACTUAL SURVEY DRAWING FOR ACCURATE INFORMATION AND DATA.

Beef Island Development

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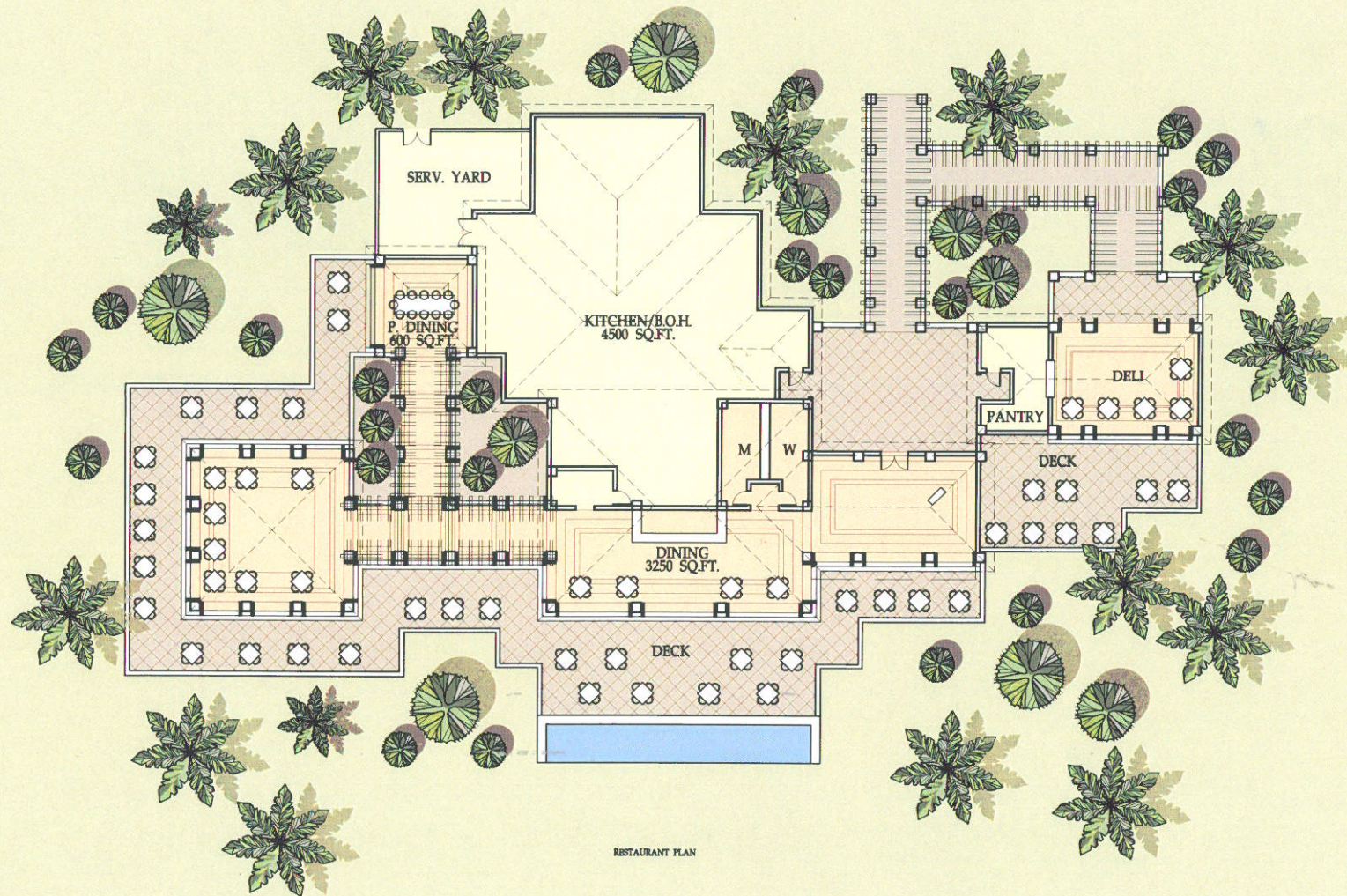




 **FITNESS CENTER AND SPA FLOOR/SITE PLAN**
Scale: 1/16" = 1'-0"

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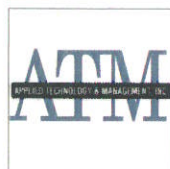


MAIN HOTEL RESTAURANT

Scale: 1/16" = 1'-0"

Beef Island Development

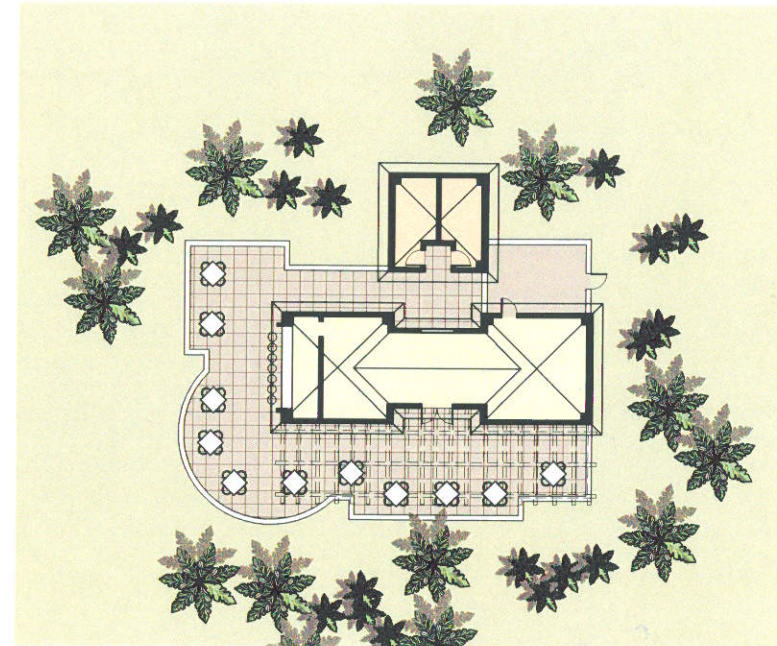
B.V.I.



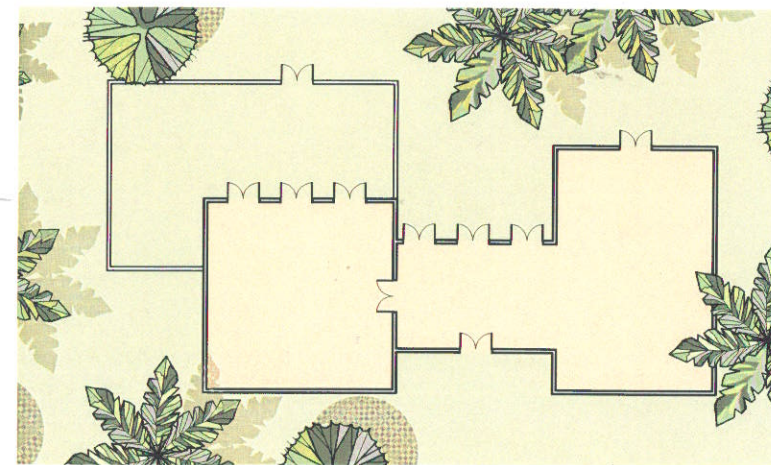
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Date:	JULY 29, 2009
Scale:	AS NOTED
Sheet No:	A2.04



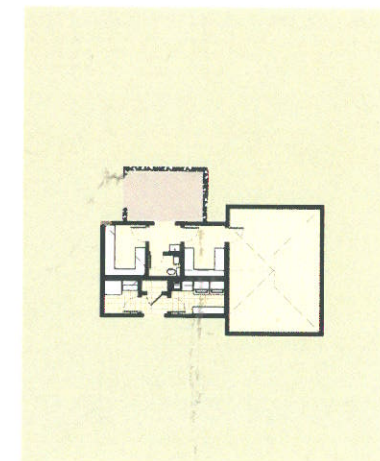
BACK OF HOUSE BUILDING
Scale: 1/16" = 1'-0"



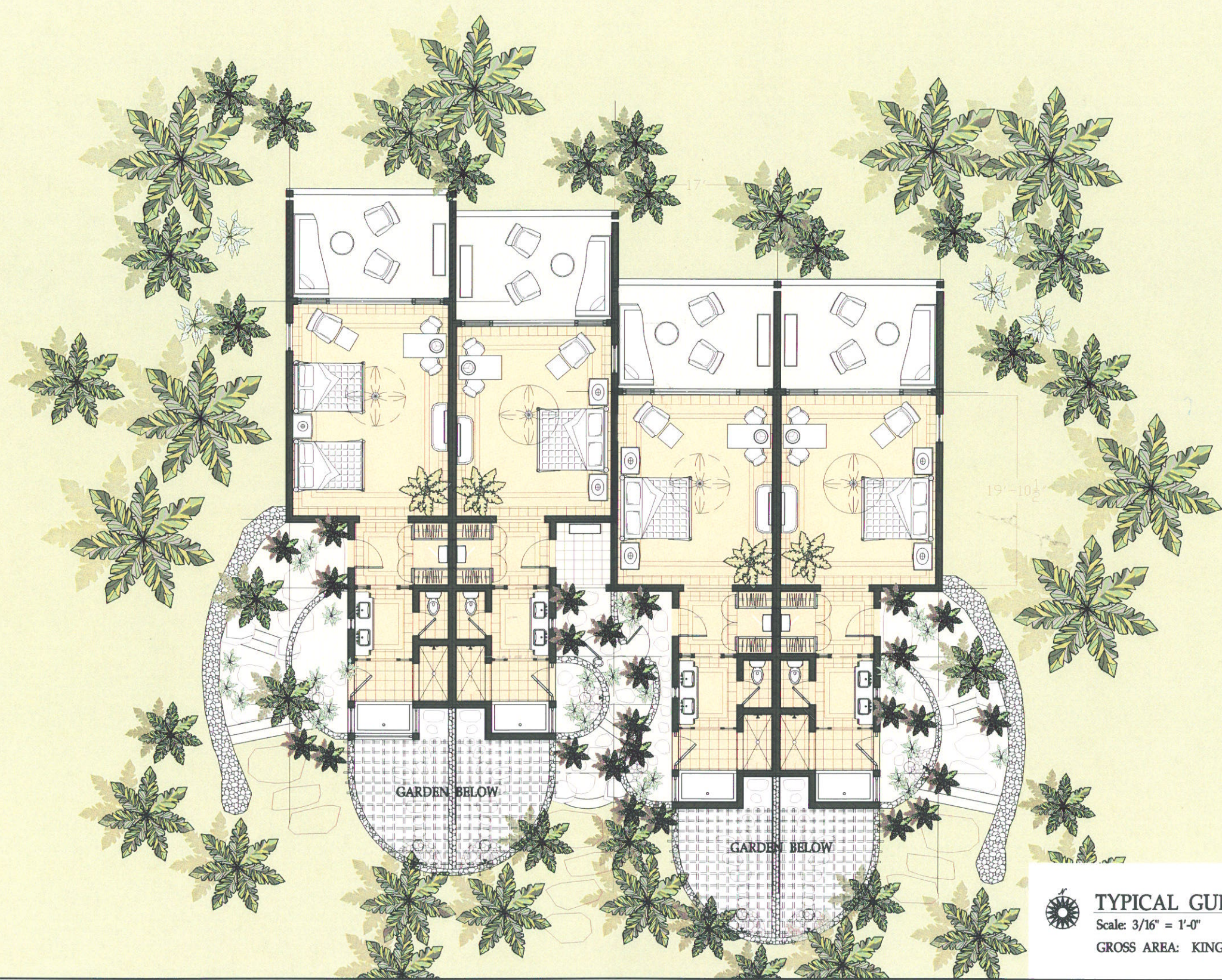
POOL BAR & GRILL
Scale: 1/16" = 1'-0"



KIDS CLUB
Scale: 1/16" = 1'-0"



REMOTE SERVICE BLDG.
Scale: 1/16" = 1'-0"



TYPICAL GUESTROOM FLOOR PLAN

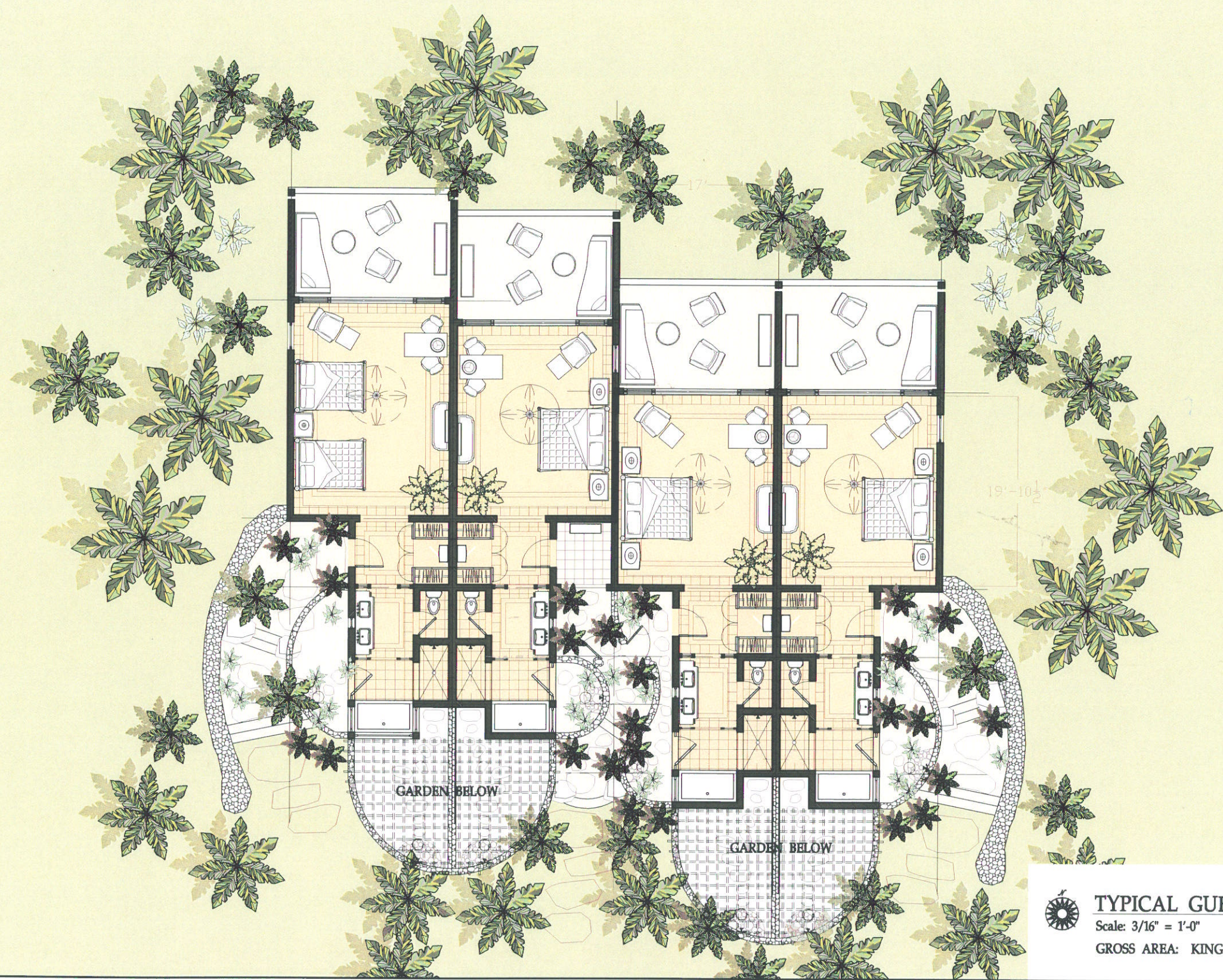
Scale: 3/16" = 1'-0"

UPPER LEVEL

GROSS AREA: KING RM = 595 SQ.FT., DQ = 634 SQ.FT.

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TYPICAL GUESTROOM FLOOR PLAN

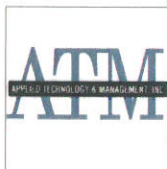
Scale: 3/16" = 1'-0"

UPPER LEVEL

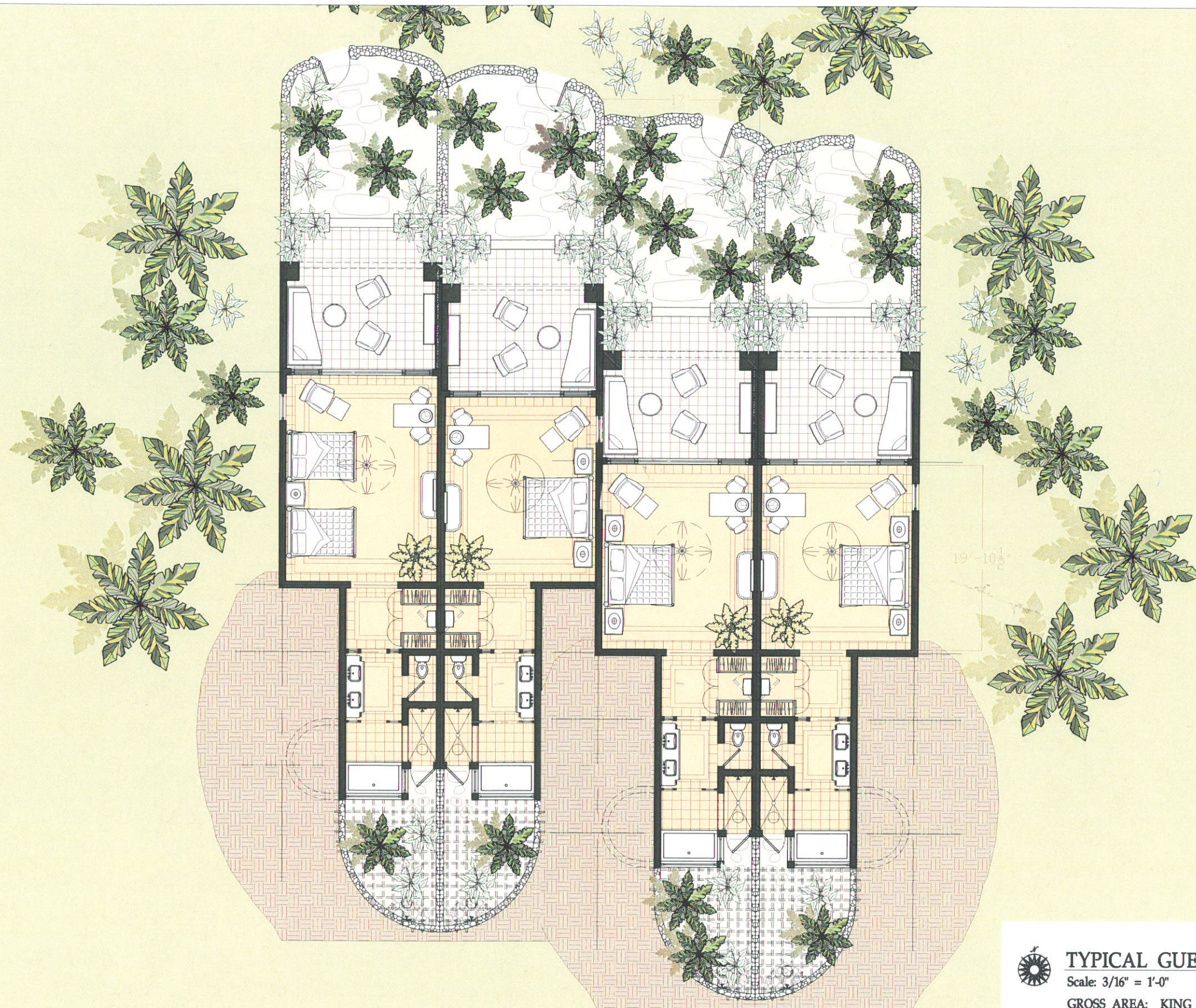
GROSS AREA: KING RM = 595 SQ.FT., DQ = 634 SQ.FT.

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Project No: 0009
Date: JULY 29, 2005
Scale: AS NOTED
Sheet No: A4.01



TYPICAL GUESTROOM FLOOR PLAN

Scale: 3/16" = 1'-0"

LOWER LEVEL

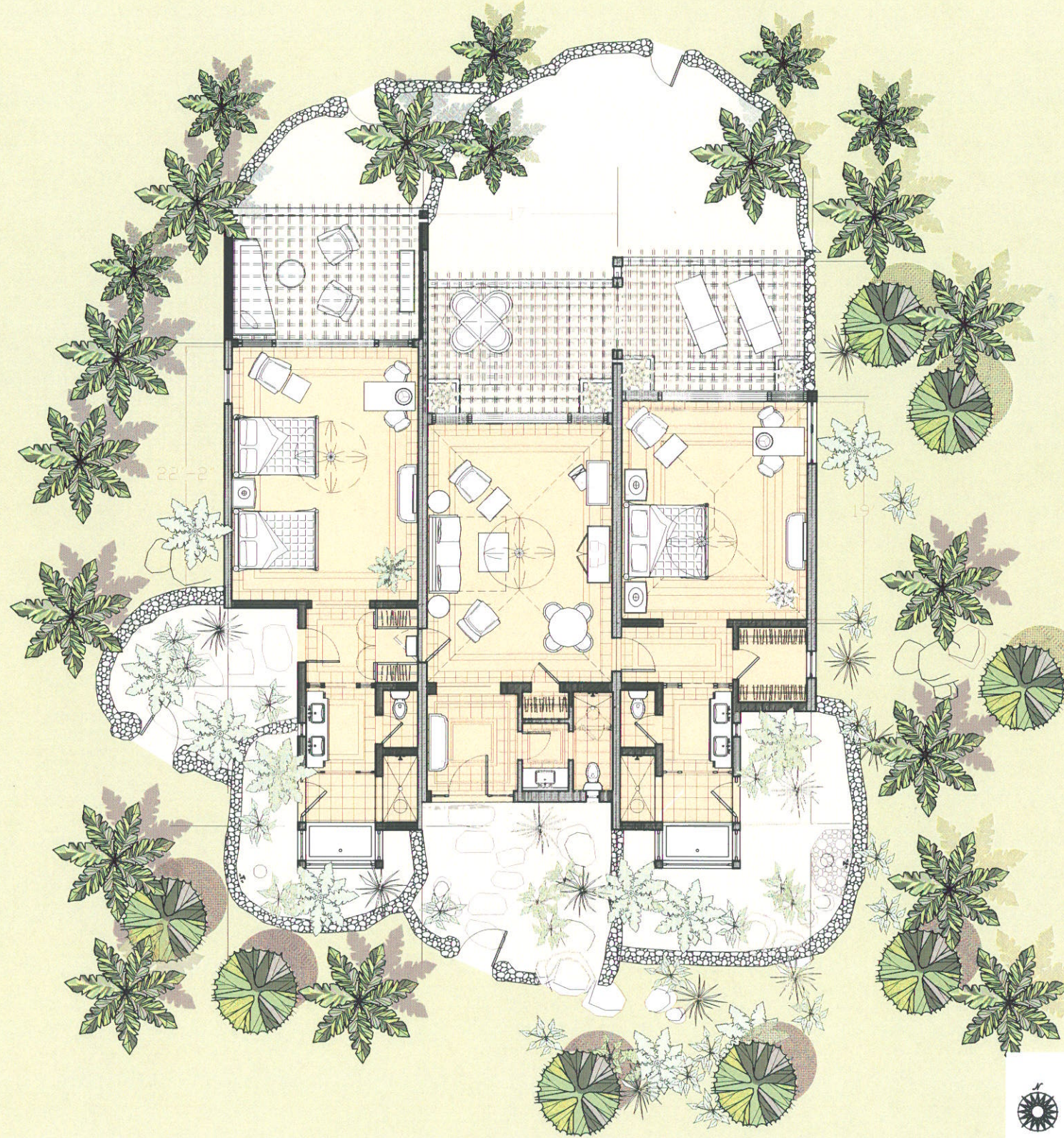
GROSS AREA: KING RM = 595 SQ.FT., DQ = 634 SQ.FT.

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Project No: 0009
Date: JULY 28, 2005
Scale: AS NOTED
Sheet No: **A4.02**



TYPICAL ES SUITE GUESTROOM FLOOR PLAN

Scale: 3/16" = 1'-0"

GROSS AREA: ES SUITE = 1190 SQ.FT., LOCK OFF DQ = 634 SQ.FT.

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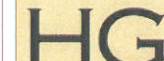


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EDSA

planning, landscape architecture, graphic design

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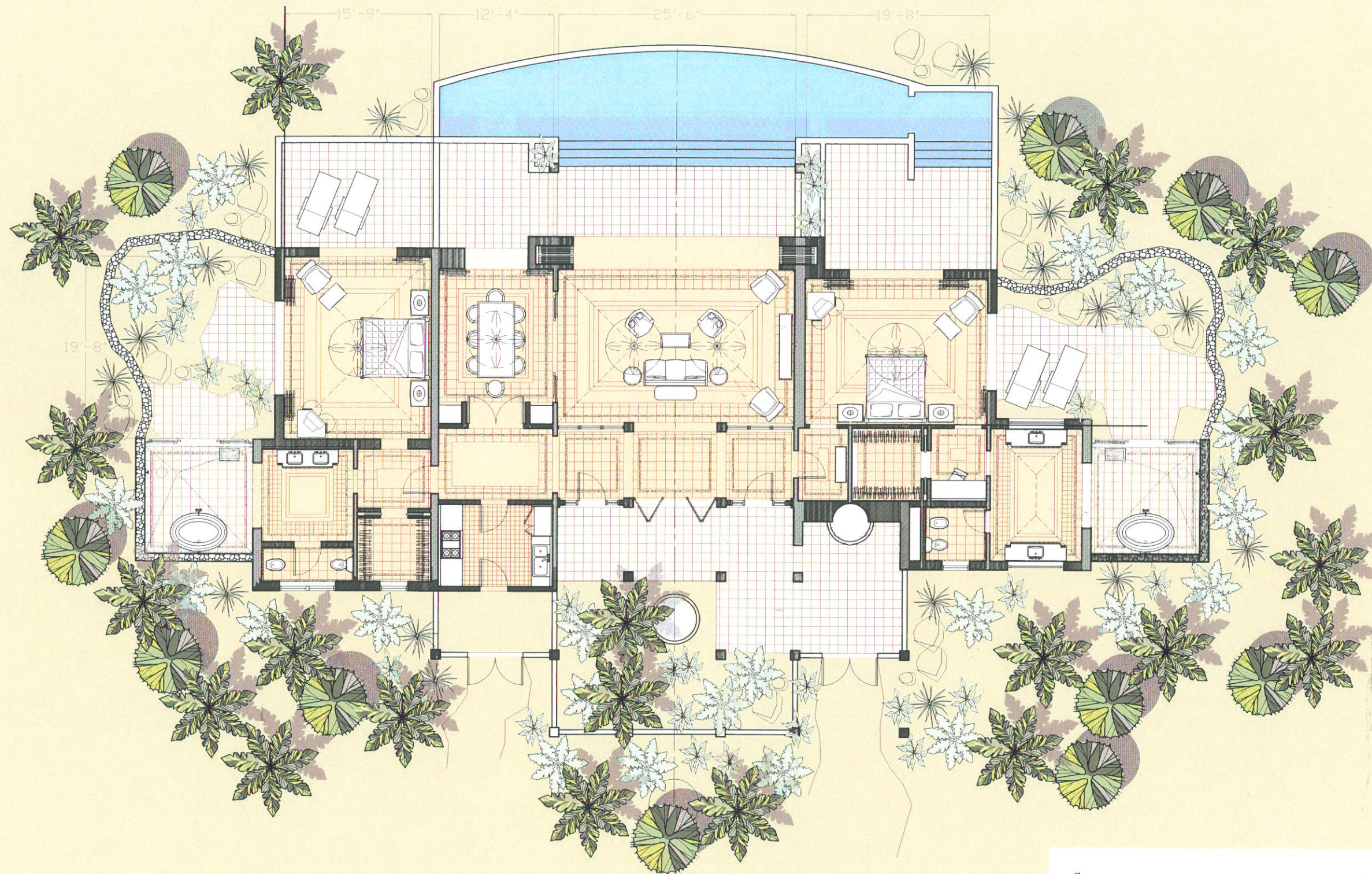
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Project No: 0809

Date: JULY 29, 2008

Scale: AS NOTED

Sheet No: **A4.03**



TYPICAL PRESIDENTIAL SUITE FLOOR PLAN

Scale: 3/16" = 1'-0"

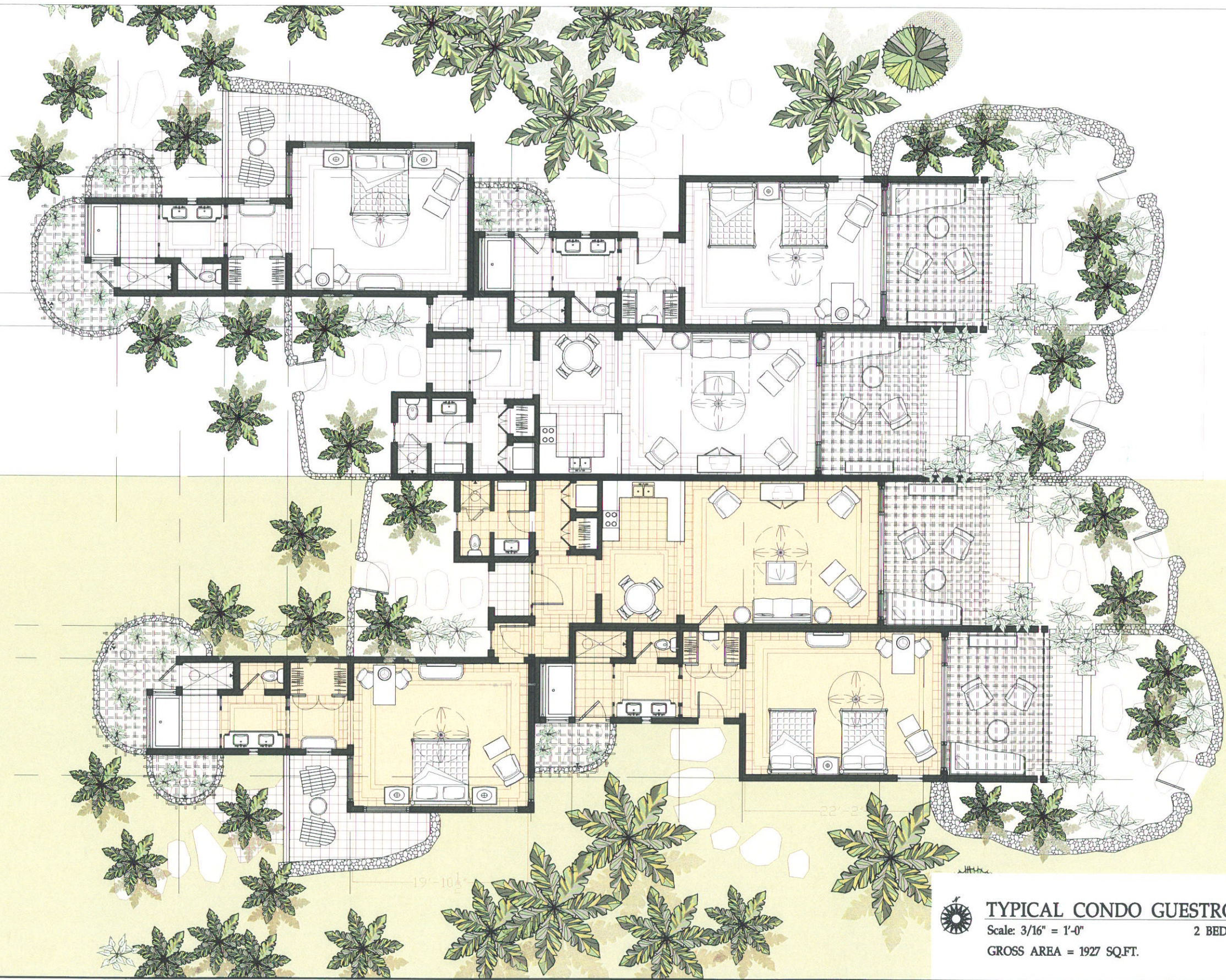
GROSS AREA = 2975 SQ.FT.

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Project No:	0009
Date:	JULY 29, 2006
Scale:	AS NOTED
Sheet No:	A4.04



TYPICAL CONDO GUESTROOM FLOOR PLAN

Scale: 3/16" = 1'-0"

2 BEDROOM UNIT - UPPER LEVEL

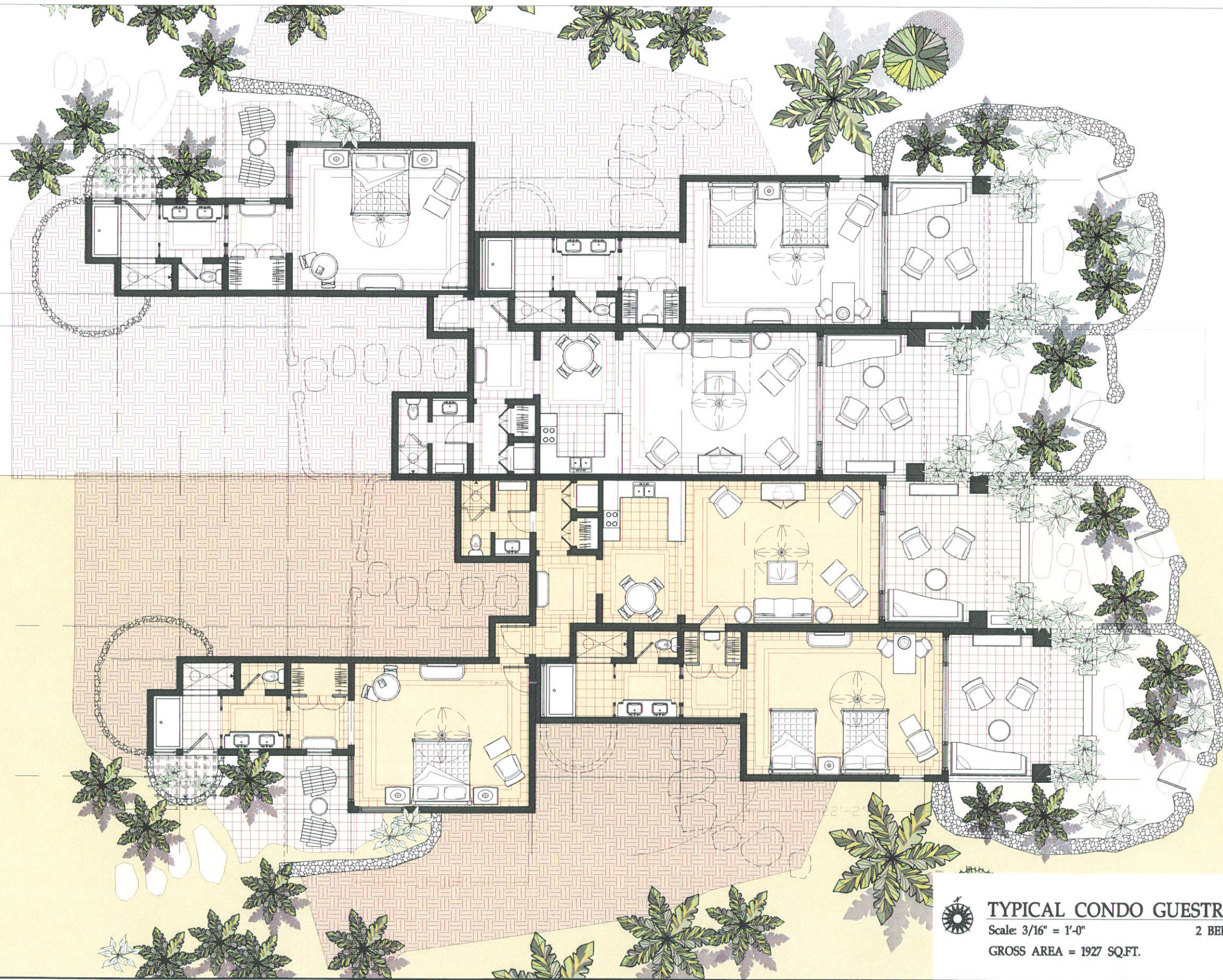
GROSS AREA = 1927 SQ.FT.

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Project No: 0009
Date: JULY 29, 2005
Scale: AS NOTED
Sheet No: **A4.05**



TYPICAL CONDO GUESTROOM FLOOR PLAN

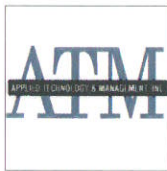
Scale: 3/16" = 1'-0"

2 BEDROOM UNIT - LOWER LEVEL

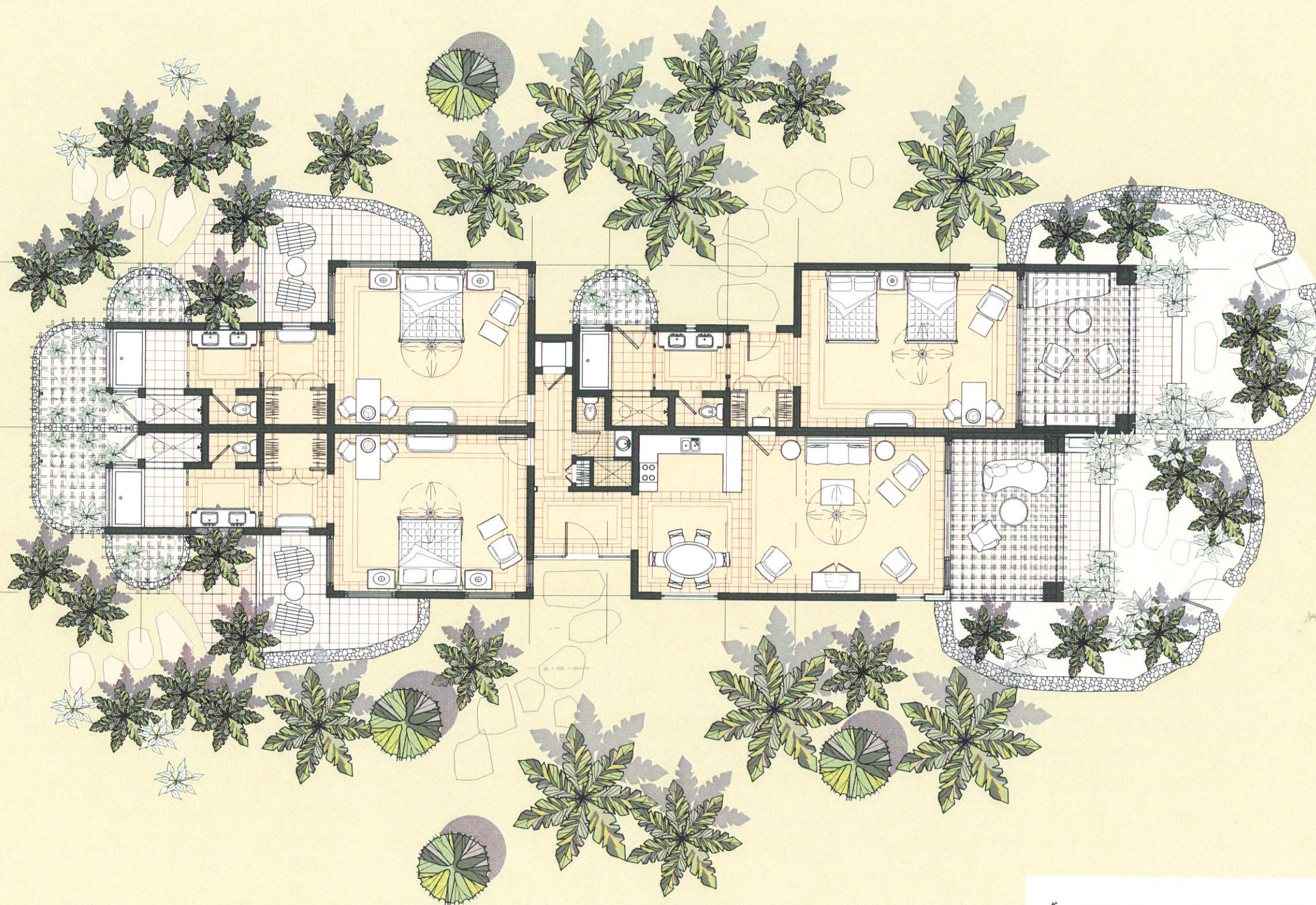
GROSS AREA = 1927 SQ.FT.


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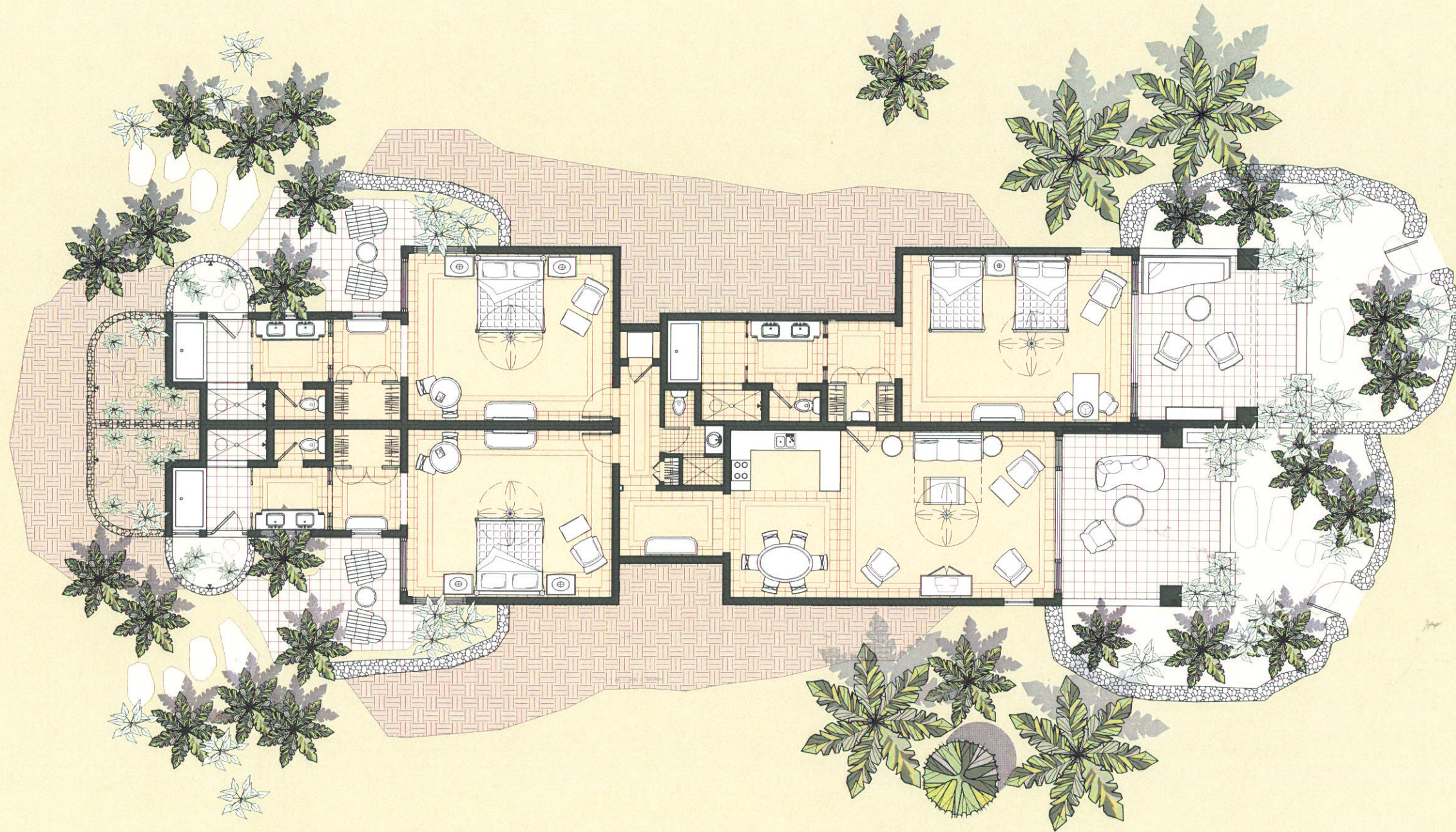
Project No: 0009
Date: JULY 29, 2005
Scale: AS NOTED
Sheet No: **A4.06**




TYPICAL CONDO GUESTROOM FLOOR PLAN
 Scale: 3/16" = 1'-0"
 GROSS AREA = 2500 SQ.FT.

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TYPICAL CONDO GUESTROOM FLOOR PLAN

Scale: 3/16" = 1'-0"

3 BEDROOM UNIT - LOWER LEVEL

GROSS AREA = 2500 SQ.FT.

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Project No: 0509
 Date: JULY 28, 2009
 Scale: AS NOTED
 Sheet No: A4.08

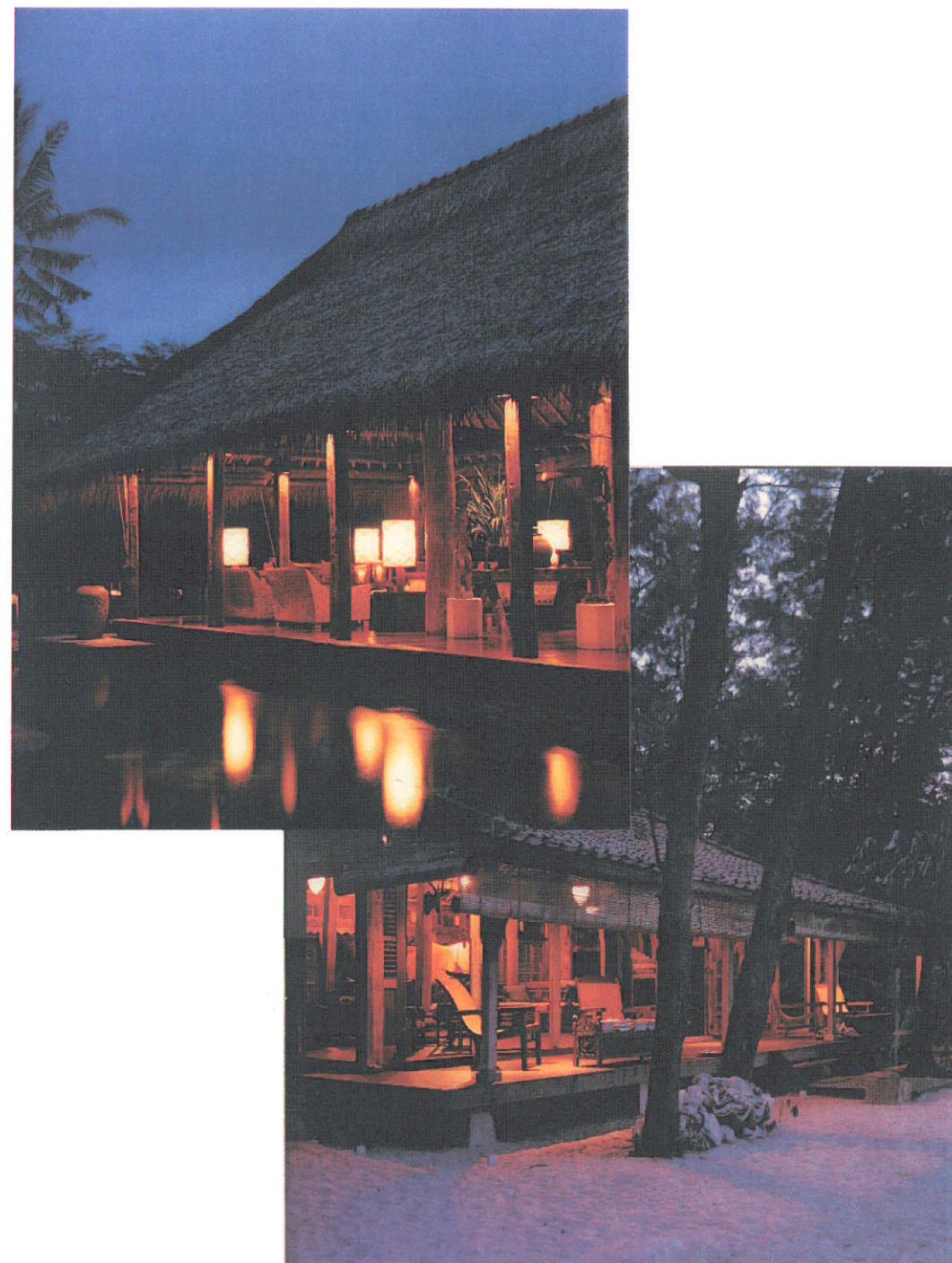


IMAGE BOARD

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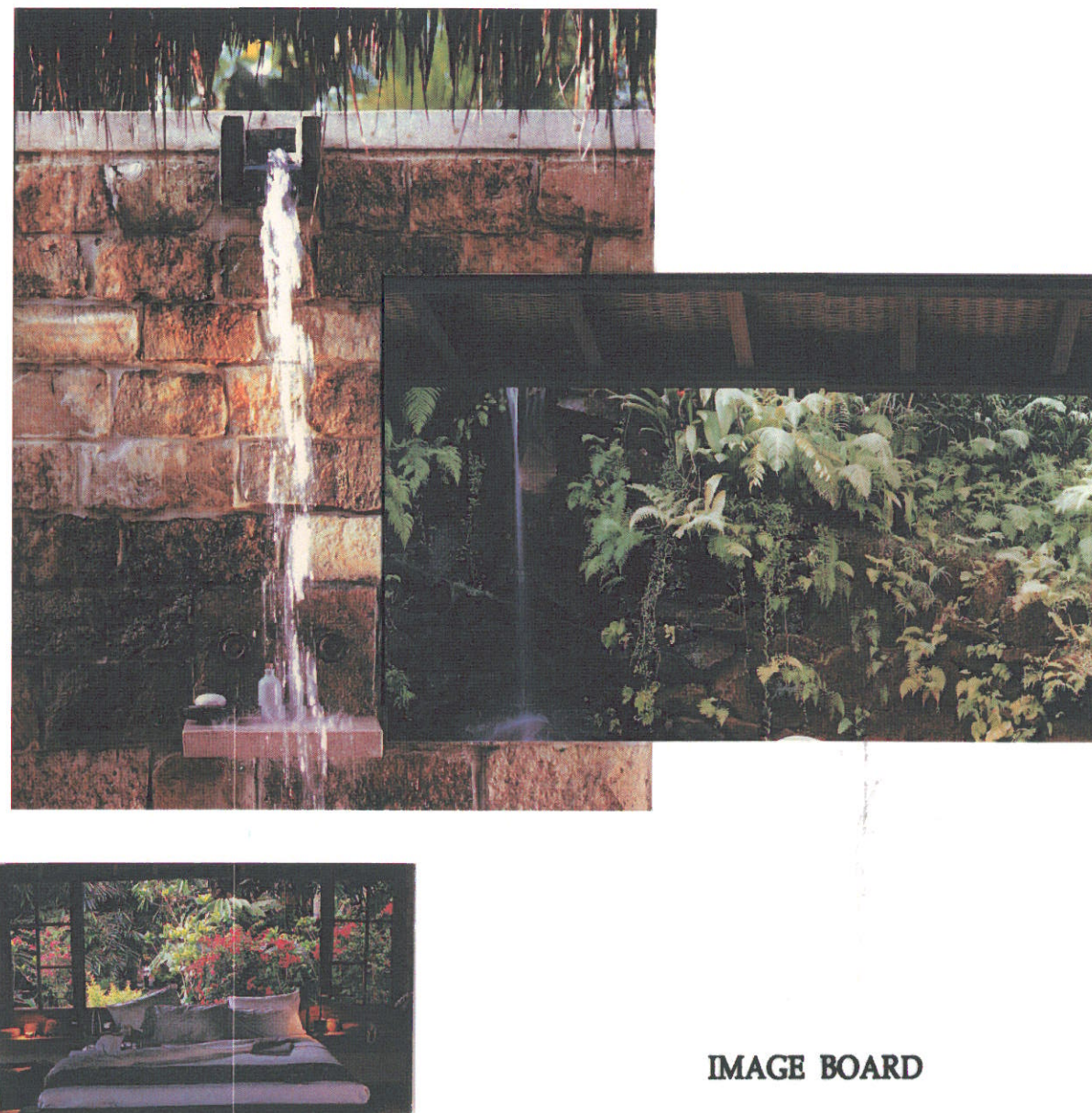


IMAGE BOARD

Beef Island Development

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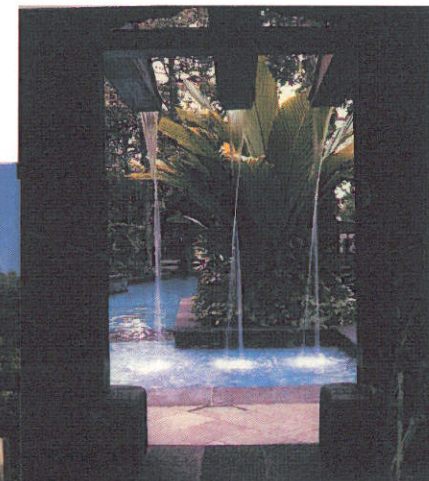
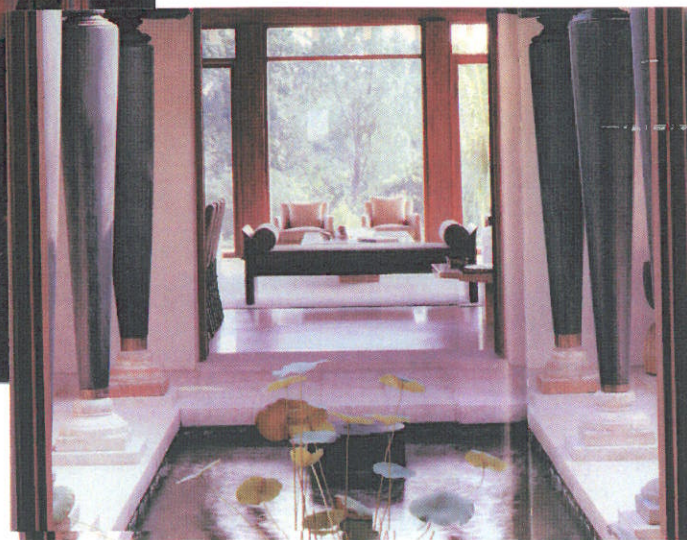


IMAGE BOARD

Beef Island Development

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IMAGE BOARD

Beef Island Development

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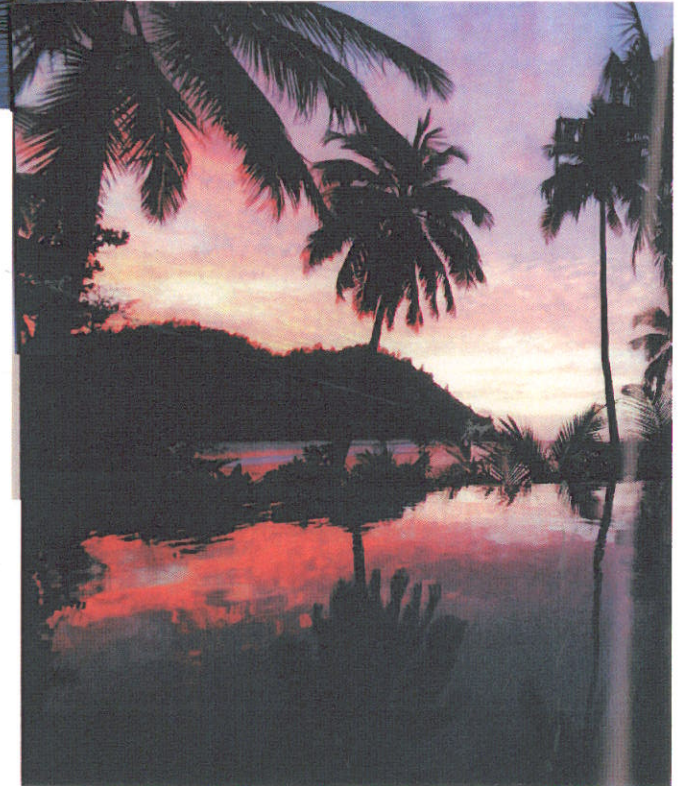


IMAGE BOARD

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HILL GLAZIER
ARCHITECTS

Beef Island Development - Ritz Carlton Hotel & Residences - Program - July 29, 2005

Note: current program pending comments from Ritz Carlton

Project 05009

Hotel Rooms (keys)				120
Condominium Keys in Rental Pool				80
	w	l	Parking Requirements	
Typical Room Size	20	30	Standard	220
Typical Room Sq. Footage		595	Compact	0
Bays per floor 16/32/48		80	Loading Docks	2
Average number of floors		4	Total Parking	222

Program Summary

	Program Sq. Footage	Program Per Bay	Program Per Key
Guestroom Areas			
1 Guestrooms	95,200		
2 Guestroom support	6,198		
Total Guestroom	101,398	646	845
Public Areas			
3 Food & Beverage	12,288		
4 Function Space	10,920		
5 Lobby Areas	2,510		
6 Retail & Misc. Public Areas	1,722		
7 Fitness Center and Spa	22,911		
8 Public Circulation	6,037		
Total Public Space	56,387	359	470
Back of House Areas			
9 Administrative	5,639		
10 Food & Beverage B.O.H.	11,996		
11 Function Support	1,668		
12 General Service Areas	1,399		
13 Employee Facilities	5,358		
14 Housekeeping Facilities	4,562		
15 Maintenance	1,388		
16 Mechanical Areas	6,940		
17 BOH Circulation	7,790		
Total Back of House	46,740	298	390
Hotel Interior Total	204,525	775	1,014
Exterior Covered Areas			
18 Guestroom Balconies	7,850		
19 Public Areas	9,100		
20 Back of House Areas	1,660		
Total Covered Areas	18,610	119	155
Hotel Exterior Total	18,610	119	155
Hotel Interior / Exterior Total	223,135	894	1,169
Condominiums Total	101,567		
Golf Clubhouse & Maintenance	88,215		
Project Total	412,917		

Guestroom - Bay / Key Count

1. GUESTROOMS (At Hotel Island)	Program Sq. Footage	No. of Units	Bays Per Unit	Total Bays	Keys Per Unit	Total Keys
Standard King	35,700	60	1	60	1	60
Standard Double-Queens	19,635	30	1	30	1	30
Suites						
Exec Suites	29,750	25	2	50	1	25
Deluxe Suites	7,140	4	3	12	1	4
Ritz -Carlton Suites	2,975	1	5	5	1	1
Totals	95,200		At Hotel Island	157		120

Guestroom Areas

2. GUESTROOM SUPPORT (At Hotel Island)	Program Sq. Footage	Units	Width	Length	
1 Guestroom Support					Exterior
Guestroom Corridor					
Single loaded (interior)	0	40%	5	20	6,594
Double Loaded (interior)	0	60%	5	20	5,181
Pass Elev / Lobby	792	2	18	22	
2 Guestroom BOH					
Service Elevator	720	2	18	20	
Linen/Service Rooms	2,376	6	22	18	Linen Rooms, WC Storage and Ice
Fire Stairs (interior)	0	10	8	18	6,400
Mechanical Rooms (attached)	1,155	10	5	7	
Elect Distribution	660	10	4	5	
TV / Tele Distribution	495	10	3	5	
Total Support Guestrooms	6,198		At Hotel Island		18,175
Circulation Efficiency		6.51%			
Total Guestroom Square Feet	101,398		At Hotel Island		

Public Areas

	Program Sq. Footage	Seats	Square Feet / Seat	Square Footage	Notes
3. FOOD + BEVERAGE					
1 Restaurant/Café (3 Meals)	3,228	120	27	3,228	At Hotel Island
Terrace (Outdoor seating)		60	0	0	At Hotel Island
Private Dining	452	14	32	452	At Hotel Island
2 Lobby Lounge	2,798	75	37	2,798	At Golf Clubhouse
3 Ritz-Carlton Bar (adjacent to lobby lounge)		50	0	0	At Golf Clubhouse
Terrace		60	0	0	At Golf Clubhouse
4 Golf/Grill Restaurant	3,228	100	32	3,228	At Golf Clubhouse
5 Golf/Grill outdoor Terrace		50	0	0	At Golf Clubhouse
6 Specialty Restaurant	2,582	80	32	2,582	At Last resort Island
7 Pool Bar (Outdoor adjacent to pool deck)		40	0	0	At Hotel Island
Total Food + Beverage	12,288				
		Seats	Square Feet / Seat	Square Footage	Notes
4. FUNCTION SPACE					
1 Ballrooms					
Ballroom w/2 principal segments	4,304				At Golf Clubhouse
2 Meeting Rooms					
Meeting Room - 1	861				At Golf Clubhouse
Meeting Room - 2	861				At Golf Clubhouse
3 Boardroom	646				At Golf Clubhouse
4 Business Center	268				At Golf Clubhouse
5 Prefunction	2,690				At Golf Clubhouse
6 Toilets / Telephones	1,291				At Golf Clubhouse
Total Function Space	10,920				
		Quantity	Square Foot / Unit	Square Footage	Notes
5. LOBBY AREAS (Entry Bldg.)					
1 Arrival Lobby/ Reception	1,200	40	30	1,200	At Entry Building
2 Public Restrooms / Phones	750			750	At Entry Building
3 Registration/Cashier	129				At Entry Building (3 work station)
4 Concierge Desk & Workroom	215				At Entry Building
5 Bell Captain Desk/Baggage Storage	183				At Entry Building
6 Valet Park Office & Guest Pay Window	32				At Entry Building
Total Lobby Areas	2,510				
		Quantity	Square Foot / Unit	Square Footage	Notes
6. RETAIL & MISC. AREAS					
1 Tenant Retail					
Shops / Storage	1,076				At Entry Building
2 Hotel Shops					
Logo / Sundry Shop	538				At Entry Building
Storage & Retail Manager Workstation	108				At Entry Building
3 Children's Center	?				At Hotel Island
4 Game Room	?				At Hotel Island
Total Retail & Misc. Public Area	1,722				

Public Areas

	Program Sq. Footage	Quantity	Square Foot / Unit	Square Footage	Notes
7. FITNESS CENTER & SPA					
1 Lobby / Reception Desk	495				At Spa Building (Front Desk/3-work stations)
Reservation office + work/equip. area	194				At Spa Building (4 cubicles)
Retail & Storage	407				At Spa Building
Stock Room	107				At Spa Building
Changing Rooms	54				At Spa Building
2 Administration					
Spa Director	129				At Spa Building
Spa Manager's Office	129				At Spa Building
Medical Office	???				At Spa Building
Staff Lounge Breakroom w/ toilet	269				At Spa Building
Mechanical/electrical	538				At Spa Building
3 Beauty Salon					
Salon Reception/waiting	86				At Spa Building
3-Hair stations/1-make up station	172				At Spa Building
Waiting area 3 seats	97				At Spa Building
2-Shampoo Stations	86				At Spa Building
Dispensary kitchen set-up	129				At Spa Building
Manicure stations	215				At Spa Building
Pedicure stations	430				At Spa Building
changing room	54				At Spa Building
toilet	65				At Spa Building
4 Fitness/Wellness					
Movement Studio	753				At Spa Building
Equip. Gym, Cardio, wrights, stretching, palates	3,013				At Spa Building
Storage	108				At Spa Building
Fitness office/reception	86				At Spa Building
40 lockers/quarter height	86				At Spa Building
2-Toilets	129				At Spa Building
5 Hotel Island Swimming Pools					
Pools	???				At Hotel Island
Pools Equipment/Storage	???				At Hotel Island
Pool Toilets/Lockers	646				At Hotel Island
6 Wet & Treatment Areas					
Women's Locker/changing area (80 half lockers)	301	80	4	301	At Spa Building
Locker attendant	86				At Spa Building
Storage	65				At Spa Building
Dry Grooming Area	215	5	43	215	At Spa Building
Waiting, relaxation lounge den dry w/hospitality station	377				At Spa Building
Shower(1 handicap) 1 signature Kohler Body System	194	5	39	194	At Spa Building
Toilets	172	4	43	172	At Spa Building
Lavatories in counter area	172	4	43	172	At Spa Building
Wet Facilities:					
Steam room w/shower	151				At Spa Building
Sauna	129				At Spa Building
whirlpool (for 4-6)	431				At Spa Building
Japanese-type cool plunge	54				At Spa Building
Wet lounge seating area around whirl pool(6 Chaise lounge)	258				At Spa Building
Private changing	75	2	38	75	At Spa Building
Amenity Closet	65				At Spa Building
Linen towel display above, soiled drop below	86	2	43	86	At Spa Building
Housekeeping closet	54				At Spa Building

Public Areas

	Program Sq. Footage	Quantity	Square Foot / Unit	Square Footage	Notes
7. FITNESS CENTER & SPA (Cont')					
Men's Locker/changing area (80 half lockers)	301	80	4	301	At Spa Building
Locker attendant	86				At Spa Building
Storage	65				At Spa Building
Dry Grooming Area	129	3	43	129	At Spa Building
Waiting, relaxation lounge den dry w/hospitality station	377				At Spa Building
Shower(1 handicap) 1 signature Kohler Body System	151	3	50	151	At Spa Building
Water closets/urinals	151	2	75	151	At Spa Building
Lavatories in counter area	1,292	3	431	1,292	At Spa Building
Wet Facilities:					
Steam room w/shower	151				At Spa Building
Sauna	129				At Spa Building
whirlpool (for 4-6)	431				At Spa Building
Japanese-type cool plunge	54				At Spa Building
Wet lounge seating area around whirl pool(6 Chaise lounge)	258				At Spa Building
Private changing	75	2	38	75	At Spa Building
Amenity Closet	65				At Spa Building
Linen towel display above, soiled drop below	86	2	43	86	At Spa Building
Housekeeping closet	54				At Spa Building
Clean linen closet	129				At Spa Building
Soiled linen	108				At Spa Building
Co-ed relaxation	431	17	25	431	At Spa Building
Spa pool & deck	3,014				At Spa Building
Pool equipment	215				At Spa Building
Pantry/Refreshments/light folds	431				At Spa Building
Treatment Rooms:					
Massage Rooms (13 s.m. min.)	1,292	8	161	1,292	At Spa Building
Couple rooms (2-table+shower)	388	2	194	388	At Spa Building
Couple suite(2-tables, tub for 2, shower for 2 +sit ???)	269	1	269	269	At Spa Building
Facial/massage rooms	162	4	40	162	At Spa Building
Spa experience room	215	1	215	215	At Spa Building
Thai/Shiatsu massage room	162	1	162	162	At Spa Building
Vichy/wet room	323	1	323	323	At Spa Building
Guest restrooms in treat. Area(1-women's, 1 men's)	129	2	65	129	At Spa Building (Lockable)
Dispensary	258				At Spa Building
Linen towel display above, soiled drop below	172	4	43	172	At Spa Building
Total SPA	22,911				
8. PUBLIC CIRCULATION					
	6,037				22.00% Excludes Spa
TOTAL PUBLIC SPACE	56,387				

Back of House Areas

	Program Sq. Footage	Quantity	Square Foot / Unit	Square Footage	Notes
9. ADMINISTRATIVE					
1 Front Desk					At Entry Building
Workroom	86				At Entry Building
Front Office Coordinators	75				At Entry Building (1 shared cubicle in workroom)
Front Office manager	86				At Entry Building (Enclosed office)
Assistant Front Office manager	43				At Entry Building (Cubicle)
Safe deposit Box Viewing	54				At Entry Building
Safe Deposit Boxes	54				At Entry Building
Fur Vaults	54				At Entry Building
At Your Service					At Entry Building
Director of Guest Services	86				At Entry Building (Enclosed Office)
Assistant Guest Services Director	43				At Entry Building (Sound Cubicle)
Front Desk Phone Operators	75				At Entry Building (Sound Cubicle)
Restaurant Reservations	43				At Entry Building (Sound Cubicle)
Room Service Order Takers	75				At Hotel Island (3-meal restaurant)
Dispatcher	43				At Entry Building (Sound Cubicle)
PABX Operators	108				At BOH Complex (Sound Cubicle)
PABX Supervisor	43				At BOH Complex (Enclosed Office)
Reservation Agents	108				At BOH Complex (Sound Cubicle)
Reservation Manager	43				At BOH Complex (Enclosed Office)
Director of Revenue management	75				At BOH Complex (Office)
ERS Coordinator	43				At BOH Complex (Sound Cubicle)
Group Coordinator	43				At BOH Complex (Sound Cubicle)
Valet Parking Supervisor	32				At Entry Building
2 Executive and Sales					
General Manager	161				At Entry Building (Enclosed office)
Administrative Assistant	86				At Entry Building (open office)
Quality Director	108				At Entry Building (Enclosed office)
F&B Executive	108				At Entry Building (Enclosed office)
F&B Assistant Director	86				At Entry Building (Enclosed office)
Administrative Assistants	86				At Entry Building (open office)
Rooms Executive	108				At Entry Building (Enclosed office)
Meeting Room	161				At Entry Building
Storage	86				At Entry Building
Reception	86				At Entry Building
3 Accounting					
Dir. of Finance	108				At BOH Complex (Enclosed Office)
Credit manager	75				At BOH Complex (Enclosed Office)
Paymaster	75				At BOH Complex (Enclosed Office)
Counting Room	151				At BOH Complex
General Cahier/safes	118				At BOH Complex (Enclosed Office)
clerks	258				At BOH Complex (Open Cubicle)
Computer Equipment Room	215				At BOH Complex
Telephone/Cable T.V. System	161				At BOH Complex
Storage/Copy/Mail Room w/line printer, Etc.	161				At BOH Complex

Back of House Areas

	Program Sq. Footage	Quantity	Square Foot / Unit	Square Footage	Notes
9. ADMINISTRATIVE (Cont')					
4 General Offices					
Director of Catering & Conference Services Associate Director of Catering & Conf. Services	108				At BOH Complex
Associate Director of Catering & Conf. Services	86				At BOH Complex
Catering Sales Managers	75				At BOH Complex
Administrative Assistants	194				At BOH Complex
Conference Services	75				At BOH Complex
Director of Sales & Marketing Director of Sales	108				At BOH Complex
Director of Business Travel	86				At BOH Complex
Sales Managers	226				At BOH Complex
Travel Industry manager	75				At BOH Complex
Administrative Assistant	183				At BOH Complex
Guest Recognition Manager	75				At BOH Complex
market Research & Guest History	183				At BOH Complex
Director of Public Relations	86				At BOH Complex
Administrative Assistant	65				At BOH Complex
Copy/Mail/Coffee	108				At BOH Complex
Storage	108				At BOH Complex
Waiting	86				At BOH Complex
Total Administrative					
	5,639				

Back of House Areas

	Program Sq. Footage	Quantity	Square Foot / Unit	Square Footage	Notes
10. FOOD & BEV. B.O.H.					
Golf Grill/ Banquet Kitchen + Ware Washing	3,228				At Golf Clubhouse
Meat & Fish prep	516				At BOH Complex
Grade manager	516				At BOH Complex
Bake Shop, Pastry Dish-up & Chocolates	603				At BOH Complex
Room Service Order Takers					
Room Service Pantry & Set-up	269				At Hotel Island (3-meal restaurant)
Room Service Manager & Assistant Work Station	65				At Hotel Island (3-meal restaurant)
Honor Bar storage/Restocking	108				At Hotel Island (3-meal restaurant)
Honor Bar Supervisor Workstation	108				At Hotel Island (3-meal restaurant)
Dry Storage	215				1/2 Golf Clubhouse, 1/2 3-meal restaurant
Refrigerated Storage	323				1/2 Golf Clubhouse, 1/2 3-meal restaurant
Freezer Storage	215				1/2 Golf Clubhouse, 1/2 3-meal restaurant
Liquor Storage	161				1/2 Golf Clubhouse, 1/2 3-meal restaurant
Main Service Bar	215				1/2 Golf Clubhouse, 1/2 3-meal restaurant
Wine/Beer	323				1/2 Golf Clubhouse, 1/2 3-meal restaurant
Soda	108				1/2 Golf Clubhouse, 1/2 3-meal restaurant
Chemical Storage/Toilets	54				1/2 Golf Clubhouse, 1/2 3-meal restaurant
Chef & Staff	128	3			1 in each restaurant
Restaurant/Lounge managers	86				At BOH Complex
Stewards	129				At BOH Complex
Silver Storage	129				1/2 Golf Clubhouse, 1/2 3-meal restaurant
Silver Burnishing	86				1/2 Golf Clubhouse, 1/2 3-meal restaurant
China/Glass Storage	215				1/2 Golf Clubhouse, 1/2 3-meal restaurant
Function Pantries	1,076				1/2 Golf Clubhouse, 1/2 3-meal restaurant
Restaurant/ Café Kitchen (3-meal)	1,722				At Hotel Island
Beach Club Restaurant kitchen	861				At the Beach Club
Pool Bar	269				At Hotel Island
Golf Bar	269				At Golf Clubhouse
Total Food Prep / Support	11,996				
		Sq. Feet	Factor / S.F.	Square Footage	Notes
11. FUNCTION SUPPORT					
Catering Showroom	215				At Golf Clubhouse
Catering Concierge	54				At Golf Clubhouse
Storage	1,076				At Golf Clubhouse
A/V Managers Workstations & Storage	215				At Golf Clubhouse
Banquet Service Director	108				At Golf Clubhouse
Subtotal Function Support	1,668				

Back of House Areas

	Program Sq. Footage	Quantity	Square Foot / Unit	Square Footage	Notes
12. GENERAL SERVICE & SECURITY					
Truck Dock	269				At BOH Complex (Area on the dock)
Compactor	129				At BOH Complex (Area on the dock)
Recycling					At BOH Complex (exterior of the hotel)
Receiving Breakdown	108				At BOH Complex
Temporary Storage	161				At BOH Complex
Refrigerated Garbage	108				At BOH Complex
Car Wash & Bottle Storage	65				At BOH Complex
Dry Wash	65				At BOH Complex
Security/Fire Control	183				At BOH Complex (Enclosed office)
Security Director	75				At BOH Complex (Enclosed office)
Purchasing Manage	75				At BOH Complex (Enclosed office)
Purchasing & Receiving Staff	108				At BOH Complex (Shared Office)
Storeroom Manager & Staff	54				At BOH Complex (Shared workspace)
Total General Service Area	1,399				
		Quantity	Square Foot / Unit	Square Footage	Notes
13. EMPLOYEE FACILITIES					
1 Human Resources					
Dir. Of Human resources	107				At BOH Complex
Human Resource Assistant Director	86				At BOH Complex (Enclosed office)
Director of Training	86				At BOH Complex (Enclosed office)
Human Resources Coordinator	75				At BOH Complex (Enclosed office)
Administrative Assistant	86				At BOH Complex (Open Cubicle)
Applicant Screening Room	75				At BOH Complex
Storage/Copier/Fax	108				At BOH Complex
Training Room/ Waiting	54				At BOH Complex
Training Room w/Locked Storage	807				At BOH Complex
Subtotal	1,484				
2 Staff Facilities					
Male Lockers	1,076				At BOH Complex
Female Lockers	1,076				At BOH Complex
Cafeteria	1,722				At Golf Clubhouse
Total Employee Area	5,358				

Back of House Areas

	Program Sq. Footage	Quantity	Square Foot / Unit	Square Footage	Notes
14. HOUSEKEEPING/LAUNDRY FACILITIES					
1 Laundry					
Linen Storage	215				At BOH Complex
Secured Storage	86				At BOH Complex
Sewing	86				At BOH Complex
Lost & Found	108				At BOH Complex
Director	86				At BOH Complex (Enclosed Office)
Assistant Manager/office Coordinator	129				At BOH Complex (Shared Office)
Laundry Area	2,152				At BOH Complex
Uniform Issue	215				At BOH Complex
Mechanical	215				At BOH Complex
Sorting	215				At BOH Complex
Detergent Storage	108				At BOH Complex
Valet	861				At BOH Complex
Laundry manager	86				At BOH Complex (Enclosed Office)
Maids Closets					See Guestroom Support
Total Laundry / Housekeeping	4,562				
		Quantity	Square Foot / Unit	Square Footage	Notes
15. MAINTENANCE					
Director	108				At BOH Complex (Enclosed Office)
Assistant Director	75				At BOH Complex (Enclosed Office)
Engineer's Workstations	129				At BOH Complex (Shared Office)
Systems manager	75				At BOH Complex (Enclosed Office)
Administrative Assistant	86				At BOH Complex (Open Cubicle)
Key Room	54				At BOH Complex
Parts	129				At BOH Complex
T.V. Room	86				At BOH Complex
Paint Shop and Carpentry shop	323				At BOH Complex
General	323				At BOH Complex
Total Maintenance	1,388				
		Quantity	Square Foot / Unit	Square Footage	Notes
16. MECHANICAL AREAS					
Transformer	215				
Generator	215				Throughout Project
Switch Gear	323				Throughout Project
Panel Room	269				Throughout Project
Mechanical	2,152				Throughout Project
Boiler	807				Throughout Project
Telephone	2,152				Throughout Project
Chases	807				Throughout Project
Total Mechanical Areas	6,940				
17. B.O.H. CIRCULATION	7,790				20%
TOTAL BACK OF HOUSE	46,740				

Exterior Covered Areas

	Program Sq. Footage	Quantity	Square Foot / Unit	Square Footage	Notes
Hotel Exterior Covered					
18. Guestroom Balconies					
Above grade Rooms	7,850	157	100	7,850	At Hotel Island
19. Covered Public Areas					
Porte-co-chere	1,600	1	1,600	1,600	At Hotel Island
Arcades	6,000	4	1,500	6,000	At Hotel Island
Shade Devices	1,500	3	500	1,500	At Hotel Island
20. Covered Back of House Areas					
Mechanical Penthouse	800	1	800	800	At Hotel Island
Cooling Tower	800	1	800	800	At Hotel Island
Cart Charging	60	1	60	60	At Hotel Island
Total Exterior Covered	18,610				
HOTEL TOTAL	223,135				

Additional Project Areas

	Program Sq. Footage	Quantity	Square Foot / Unit	Square Footage	Notes
Residential (At Hotel Island)					
21 Residential Units				Total Keys	80
Two Bedroom Units	39,826	20	1,991	40	At Hotel Island
Three Bedroom Units	52,744	20	2,637	40	At Hotel Island
Storage	1,722	0	0		At Hotel Island (Includes circulation)
22 Residential Public / BOH					At Hotel Island (Outdoor)
Porte Cochere	0				
Circulation & Elevator Lobbies	3,703	92,570	4%	3,703	At Hotel Island
Reception Lobby	1,346	1	1,346	1,346	At Hotel Island
Grand Stair	700				At Hotel Island
Public Toilets	807				At Hotel Island
Telephone	32				At Hotel Island
Member Lockers	???				At Hotel Island
Game Room / Library	???				At Hotel Island
Sales Center	???				At Hotel Island
Garage Lobby	???				At Hotel Island
Residential Concierge	???				At Hotel Island
Mail, Parcels & Courier	???				At Hotel Island
Owner's Storage Lockers	???				At Hotel Island
Offices / Housekeeping Rooms	???				At Hotel Island
Mechanical / Electrical	???				At Hotel Island
Garbage Rooms	???				At Hotel Island
Common Area Circulation	686	3,572	0	714	
Total Residential	101,567				Maximize areas by putting functions below grade

Golf Clubhouse

	Program Sq. Footage	Quantity	Square Foot / Unit	Square Footage	Notes
23. Clubhouse and Residential Club					
1 Golf Site areas					
Entry					At Golf Clubhouse (Outdoor)
Guest Parking	21,528	100	215	21,528	At Golf Clubhouse (Outdoor)
Golf Cart Staging Area	646				At Golf Clubhouse (Outdoor)
Golf Bag Drop	215				At Golf Clubhouse (Outdoor)
Loading Dock					At Golf Clubhouse (Shared with hotel)
Waste management					At Golf Clubhouse (Shared with hotel)
2 Golf Guest Areas					
Golf Shop	1,884				At Golf Clubhouse
Retail Storage	592				At Golf Clubhouse
Men's Locker	1,076				At Golf Clubhouse
Women's Locker	538				At Golf Clubhouse
Shoe Room	215				At Golf Clubhouse
3 Golf food & Beverage Areas					
4 Golf Office & Admin Areas					
Director of Golf Office	129				At Golf Clubhouse
Head Golf Professional Office	108				At Golf Clubhouse
Administration/Reception	129				At Golf Clubhouse
Reservations	108				At Golf Clubhouse
Work Area	323				At Golf Clubhouse
5 Golf Operations Facilities					
Golf Car Storage/Charging	4,306				At Golf Clubhouse
Golf Car Wash Bay	161				At Golf Clubhouse
Golf Car Repair Bay	323				At Golf Clubhouse
Golf bag Storage	1,076				At Golf Clubhouse
Associate break Room	538				At Golf Clubhouse
Associate/Caddie Locker Room	?				At Golf Clubhouse
Men's Lockers	388				At Golf Clubhouse
Women's Lockers	280				At Golf Clubhouse
Housekeeping Closet	32				At Golf Clubhouse
6 Golf School Areas					
Swing Studio	646				At Golf Clubhouse
Club Fitters Workshop	377				At Golf Clubhouse
Office-Admin. Area	1,292				At Golf Clubhouse
Total Golf Clubhouse & Residence Club					
	36,909				

Golf Clubhouse

	Program Sq. Footage	Quantity	Square Foot / Unit	Square Footage	Notes
24. Golf Maintenance and Support					
1 Equipment Bay					
Repair Bay/Grinding	969				At Golf Clubhouse (Unconditioned)
Mechanic Office/Storage	323				At Golf Clubhouse (Conditioned)
Small Equipment	323				At Golf Clubhouse (Chain link enclosed)
Irrigation Storage	215				At Golf Clubhouse (Chain link enclosed)
Storage	4,844				At Golf Clubhouse
2 Office & Admin. Areas					
Superintendent Office	129				At Golf Clubhouse
Asst Superintendent Office	129				At Golf Clubhouse
Storage Closet	43				At Golf Clubhouse
Working Area	264				At Golf Clubhouse (Open office/cubicles)
Assoc. Break Room	538				At Golf Clubhouse
Men's Locker rooms	388	20			At Golf Clubhouse
Women's Locker rooms	280	6			At Golf Clubhouse
Housekeeping Closet	32				At Golf Clubhouse
3 Covered Equip. parking Area					
Conditioned Equipment Parking	2,153				Near BOH Complex
Unconditioned Equipment Parking	6,458				Near BOH Complex
4 Fertilizer/Chemical Storage Building					
Fertilizer Storage	646				Near BOH Complex
Chemical Storage	161				Near BOH Complex
Pesticide Mixing Area	108				Near BOH Complex
5 Site Areas					
Yard Area	24,757				Near BOH Complex
Parking		25			Near BOH Complex
Soil Storage bins	323	4			Near BOH Complex
Fuel Depot		4			Near BOH Complex
Equipment Wash Down	431				Near BOH Complex
Equipment Blow-off	258				Near BOH Complex
Waste management					Near BOH Complex (Container w/loading ramps)
Turf Nursery	7,535				Near BOH Complex
Total Golf Maintenance and Support	51,306				
Total Golf Clubhouse	88,215				
PROJECT BUILDING TOTAL	412,917				