

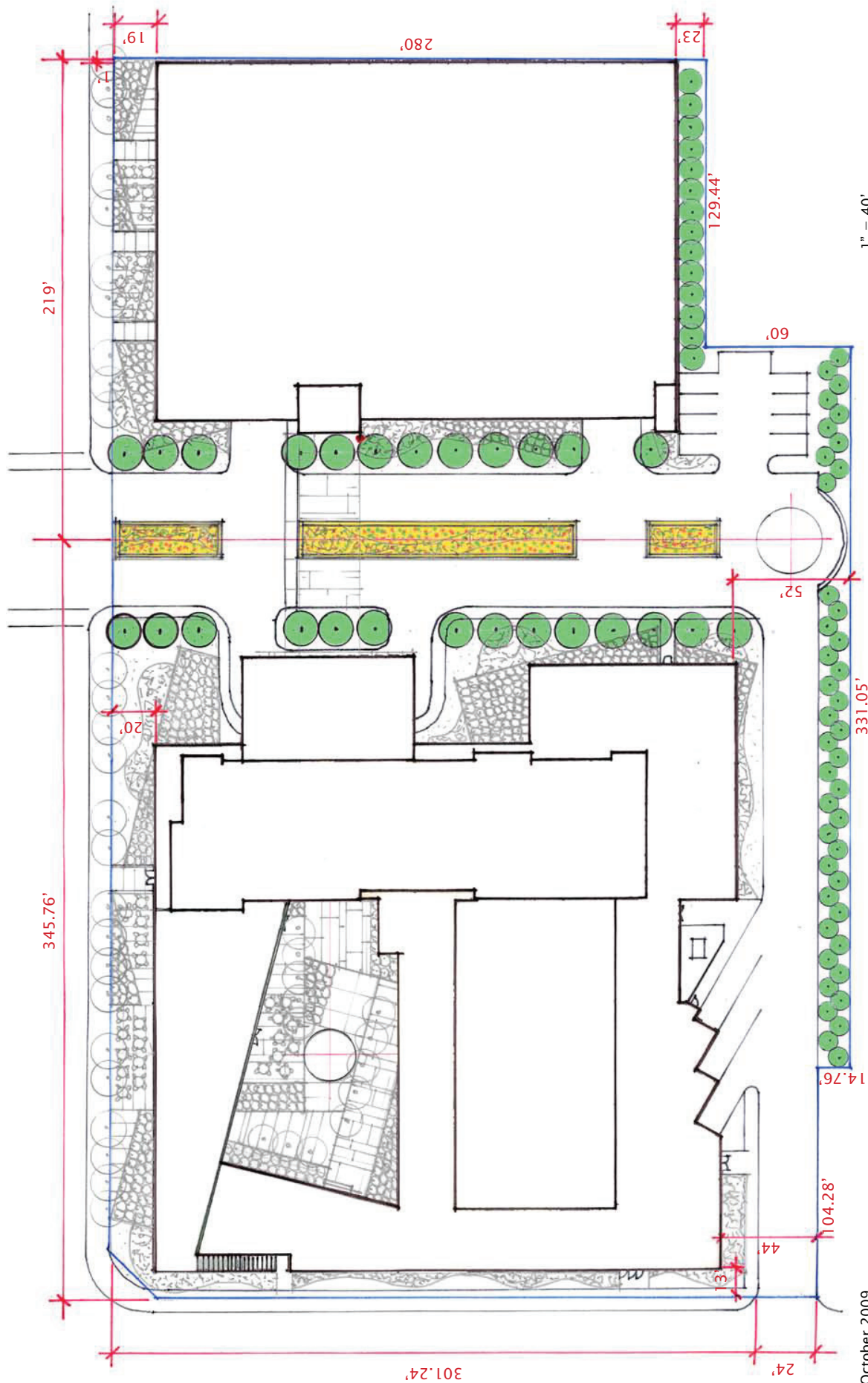


UPPER UPSCALE HOTEL

Carden Grove, California

OCTOBER 19, 2009





1" = 40'

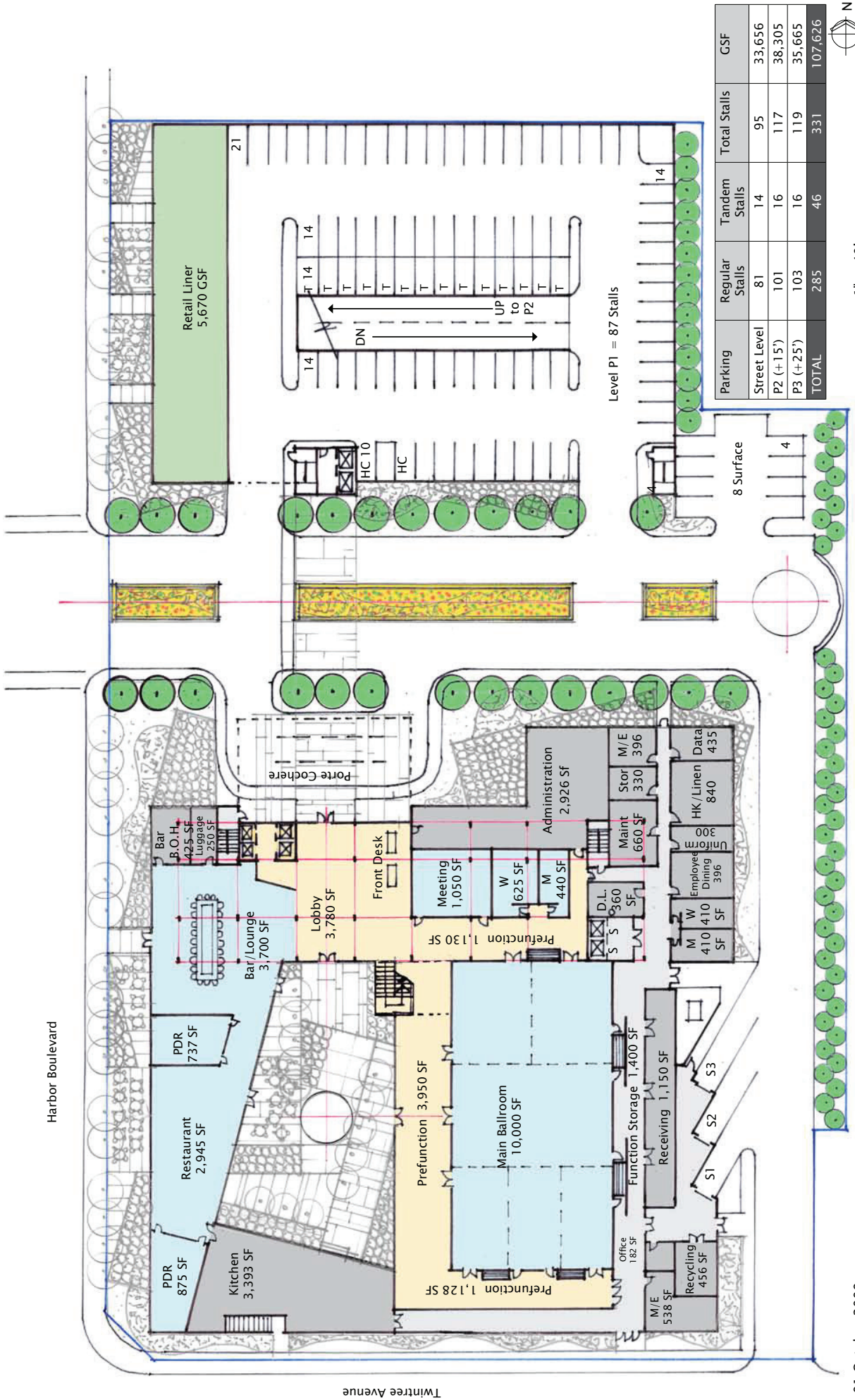
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UPPER UPSCALE HOTEL
Garden Grove, California



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Type



1" = 40'



01 October 2009



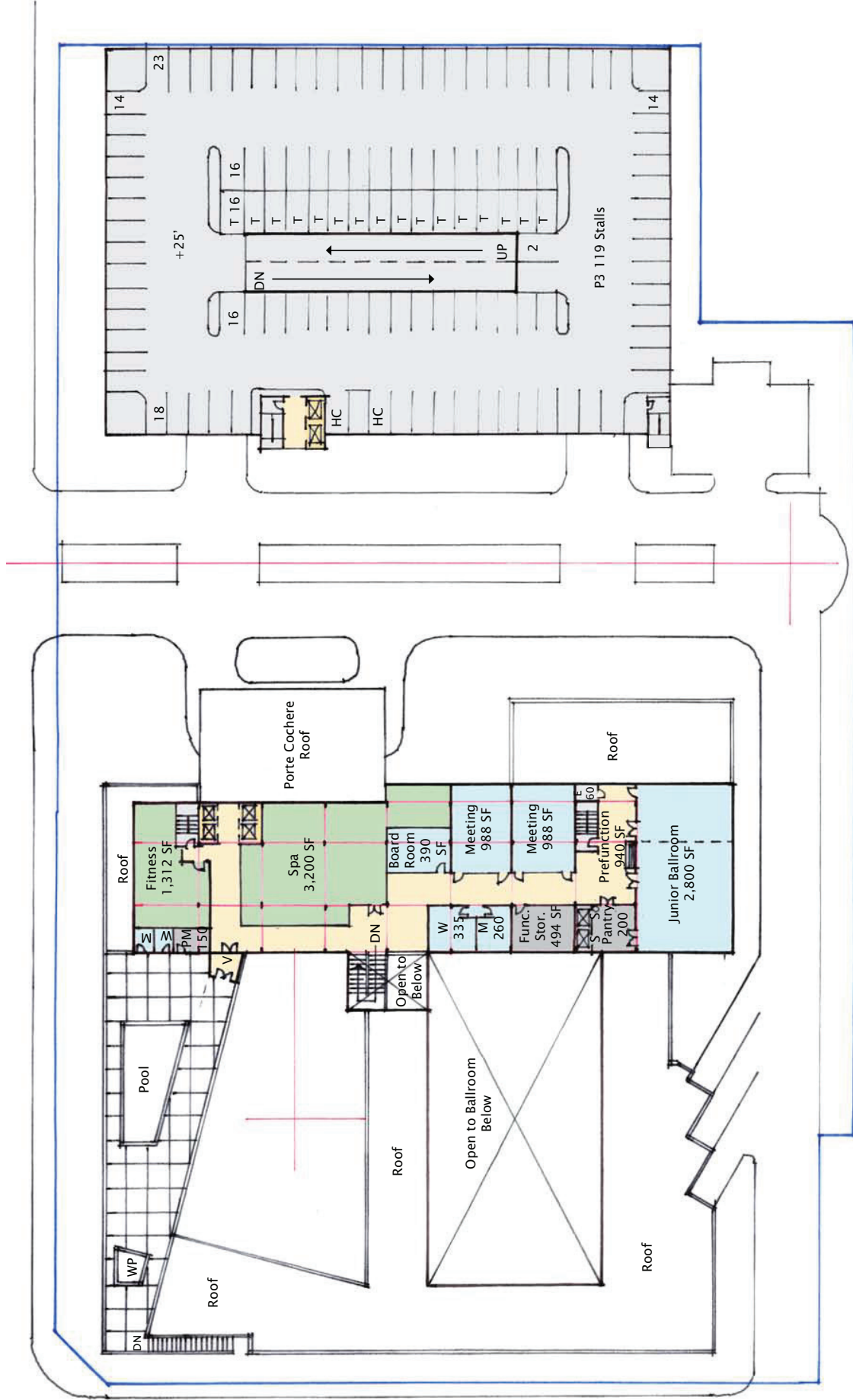
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RYAN
RESIDENTIAL CONSTRUCTION PARTNERS

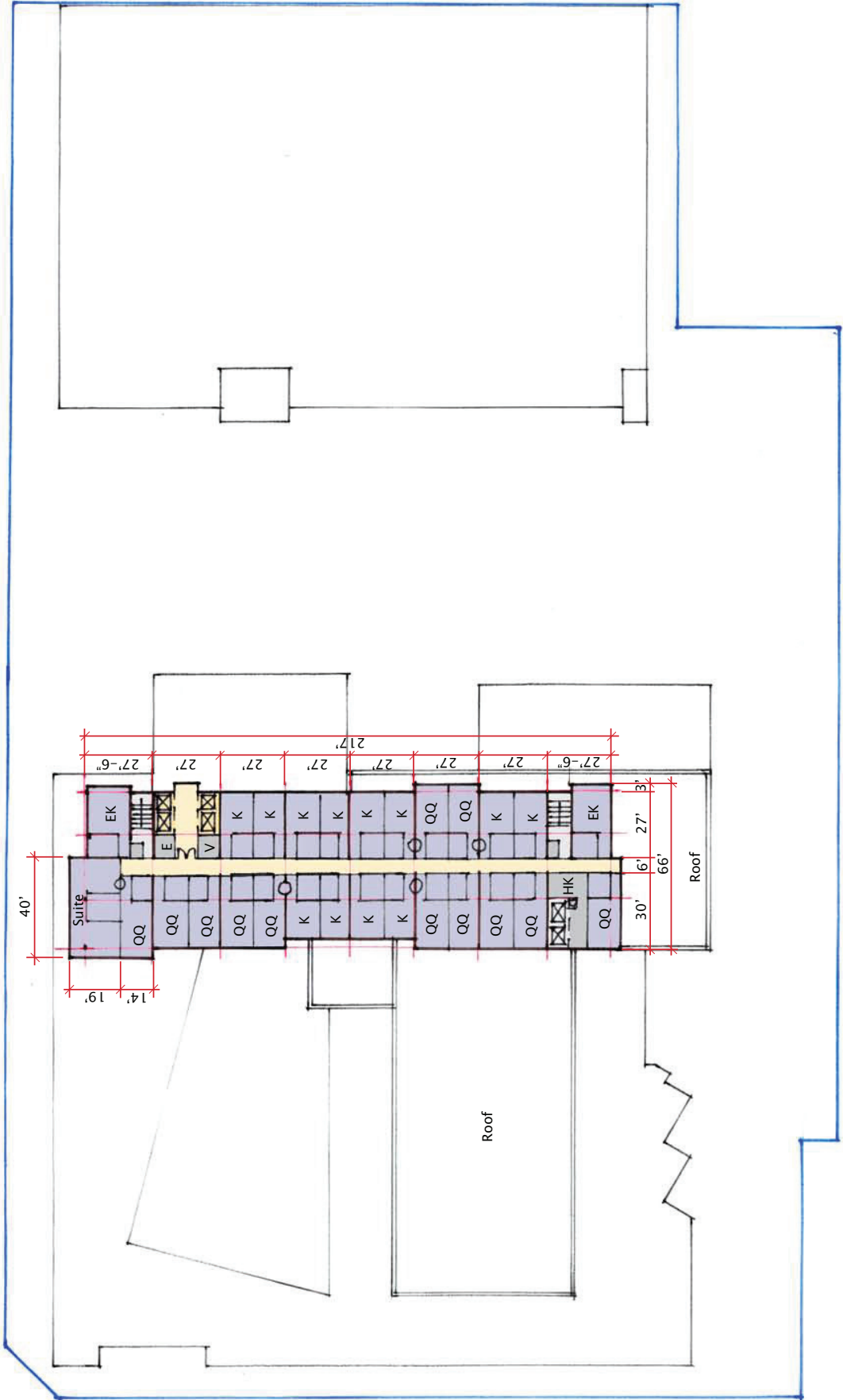
UPPER UPSCALE HOTEL
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Street Level Plan



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1" = 40'



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Typical Upper Floor Plan 3-14

1" = 40'



HOTEL SPACE SUMMARY

PUBLIC SPACE

LEVEL	FUNCTION	NSF
1	LOBBY	3,780
1	BAR AND LOUNGE	3,700
1	RESTAURANT	2,945
1	PRIVATE DINING ROOMS (2)	1,632
1	PUBLIC RESTROOMS	1,660
1, 2	MAIN BALLROOM	10,000
2	JUNIOR BALLROOM	2,800
1, 2	MEETING ROOMS (3)	3,026
2	BOARD ROOM	390
1, 2	PREFUNCTION	7,148
2	FITNESS	1,312
1	POOL/WHIRLPOOL (OUTDOOR)	0
2	POOL/TOILETS/MECHANICAL	330
2	SPA	3,200
SUBTOTAL PUBLIC SPACE		41,923

BACK OF HOUSE AREAS

Level	Function	NSF
1	Front Desk (in Lobby)	0
1	Front Office/Administration	2,926
1	Luggage Storage	250
1	Bar Back of House	425
1	Kitchen	3,393
2	Pantry	200
1, 2	Function Storage	1,894
1	Recycling	456
1	Receiving	1,150
1	Employee Facilities/Dining	1,420
1	Maintenance	660
1	General Storage	330
1	Housekeeping/Linen	840
1	Dirty Linen	360
1	Loading Dock (Outdoor)	182
1	Receiving Office	300
1, 2	Uniforms	994
SUBTOTAL BACK OF HOUSE AREAS		15,780
CIRCULATION AND NET TO GROSS		15,218
A. TOTAL GSF – PUBLIC/BACK OF HOUSE		72,921

GROSS SQUARE FOOT SUMMARY

Level 1	55,038
Level 2	17,883
Level 3 (Typical)	14,013
Level 4-14 (14,013 x 11)	154,143
TOTAL	241,077

GUESTROOMS

1. King Room (13'-6" x 27' = 364.5 SF) @ 144 Rooms 52,488
2. Executive King Room (17'-6" x 30' = 525 SF) @ 24 Rooms 12,600
3. Queen/Queen Room (13'-6" x 30' = 405 SF) @ 144 Rooms 58,320
4. Suite (19' x 40' = 760 SF) @ 12 Rooms 9,120

GUESTROOMS NSF 132,528

Keys = 324

409 NSF/Key

STAIRS, ELEVATORS, SHAFTS, HK, STORAGE 35,628

B. TOTAL GSF – GUESTROOM AREAS 168,156

	GSF	GSF/KEY @324 KEYS
A. Hotel Public/Back of House	72,921	225
B. Hotel Guestrooms	168,156	519
C. TOTAL HOTEL GSF	241,077	744

HOTEL ROOM SUMMARY

Level	King Module	Exec. K	QQ (or K H.C.)	Suites	Total Guestrooms
3	12	2	12	1	27
4	12	2	12	1	27
5	12	2	12	1	27
6	12	2	12	1	27
7	12	2	12	1	27
8	12	2	12	1	27
9	12	2	12	1	27
10	12	2	12	1	27
11	12	2	12	1	27
12	12	2	12	1	27
13	12	2	12	1	27
14	12	2	12	1	27
TOTAL	144	24	144	12	324



Aerial from Northwest



Aerial from Southwest

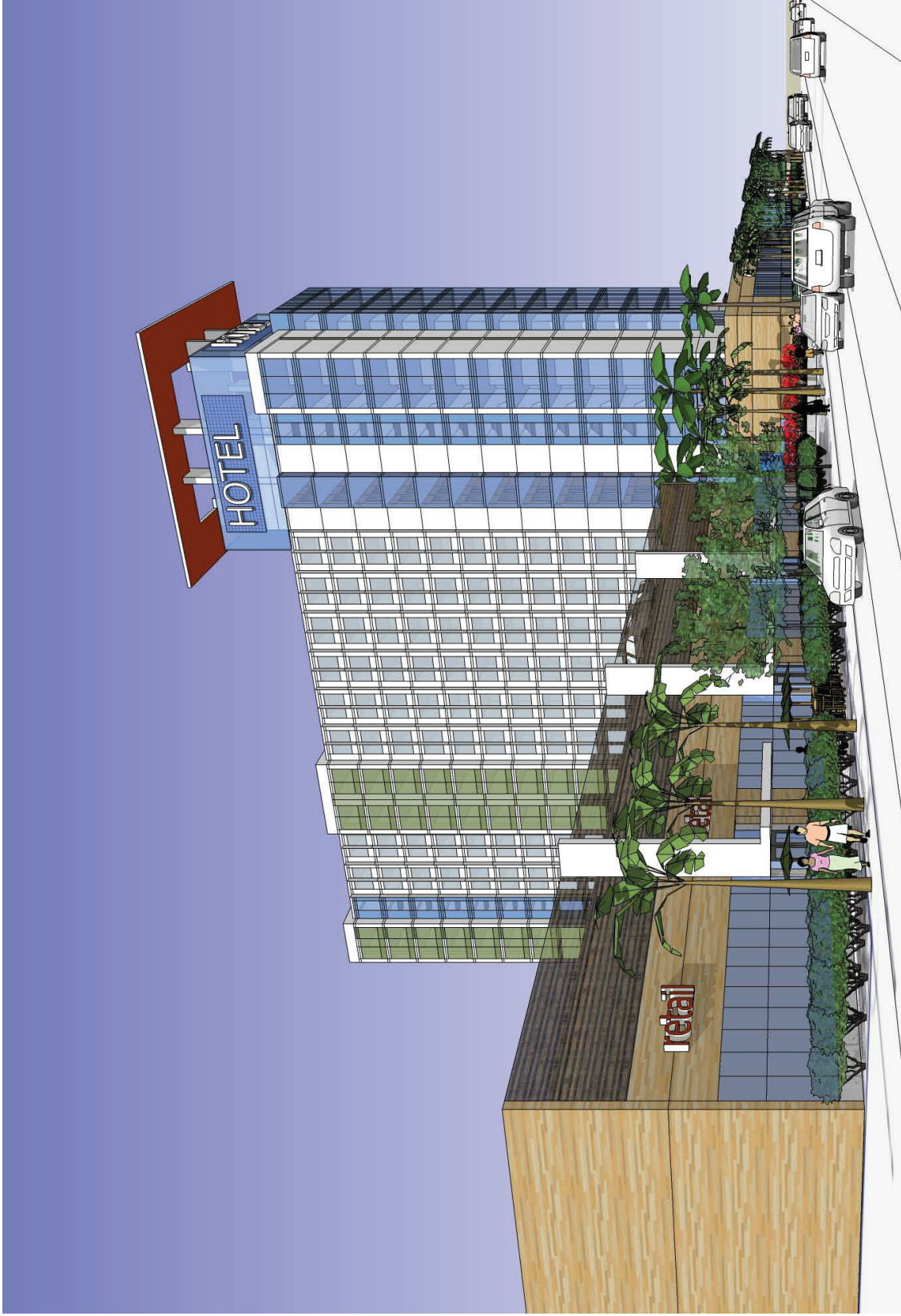


Aerial from Southeast



Aerial from Northeast

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Harbor Boulevard looking South

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UPPER UPSCALE HOTEL
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Renderings



Retail Ramp Liner Detail

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Entry Drive Looking East

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Renderings



Entry Drive

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Hotel Entry and Porte Cochere

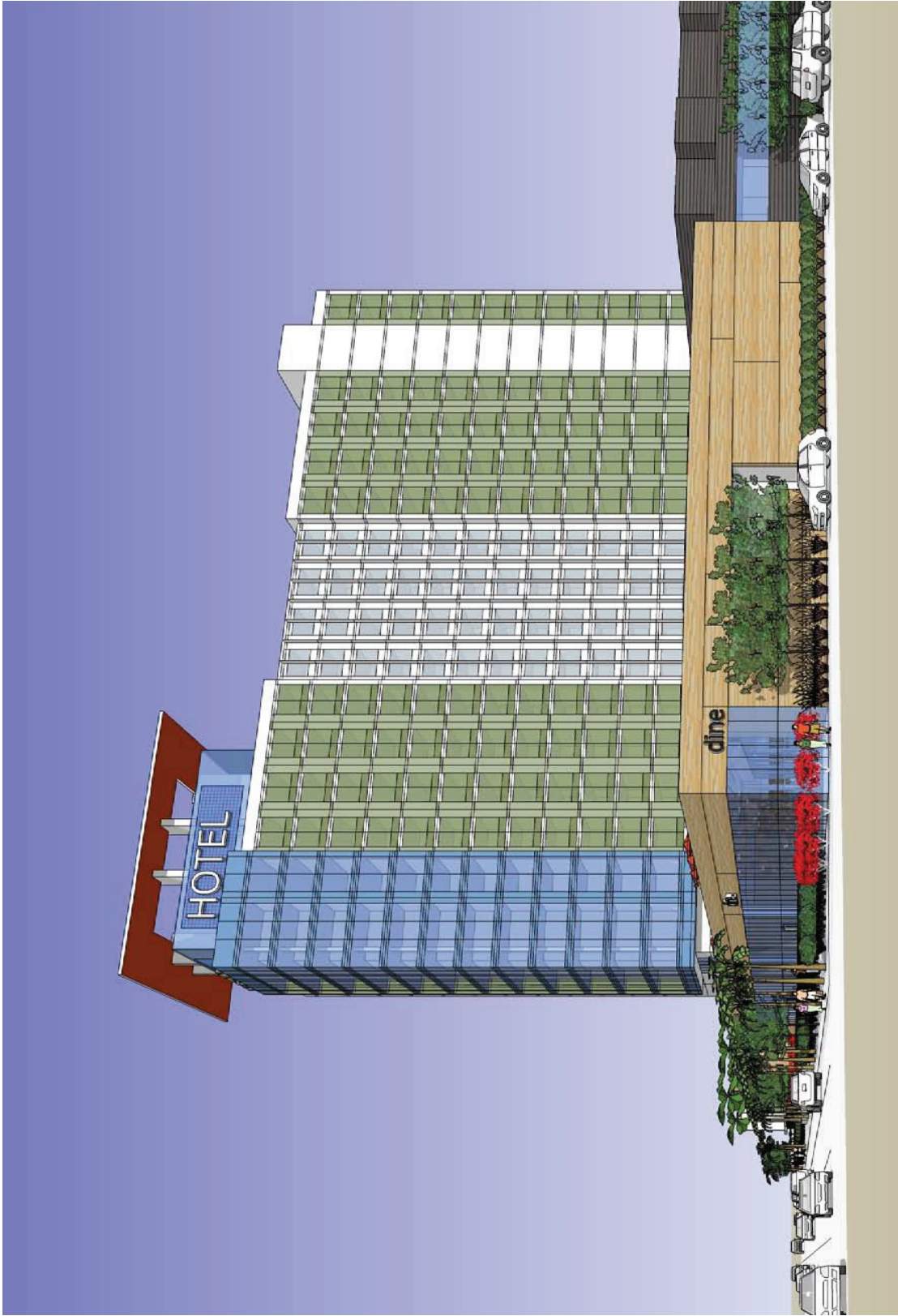
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Harbor Boulevard and Twintree Avenue Looking North

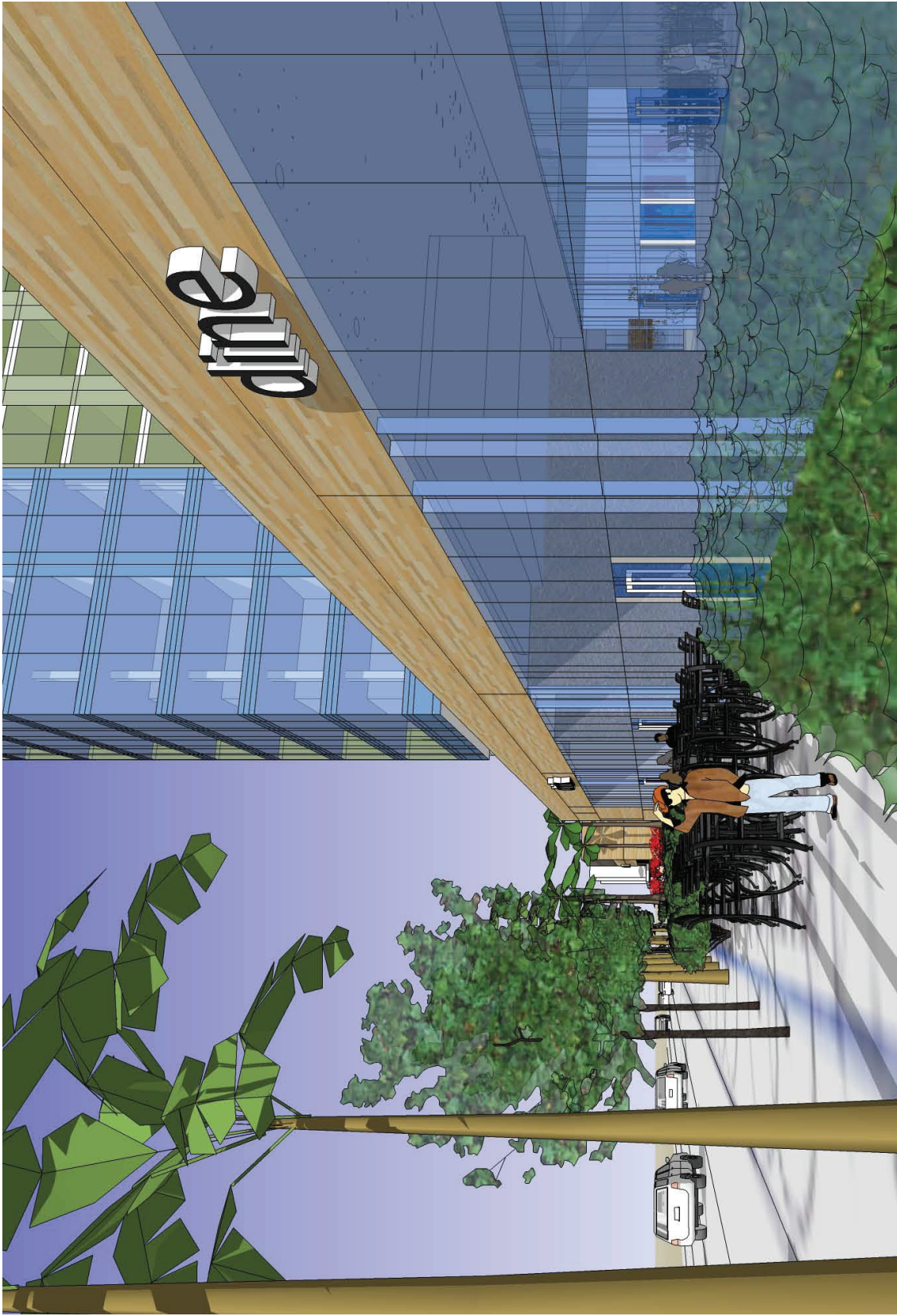
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Outdoor Streetfront Dining at Hotel Restaurant

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Courtyard Looking Toward Lobby

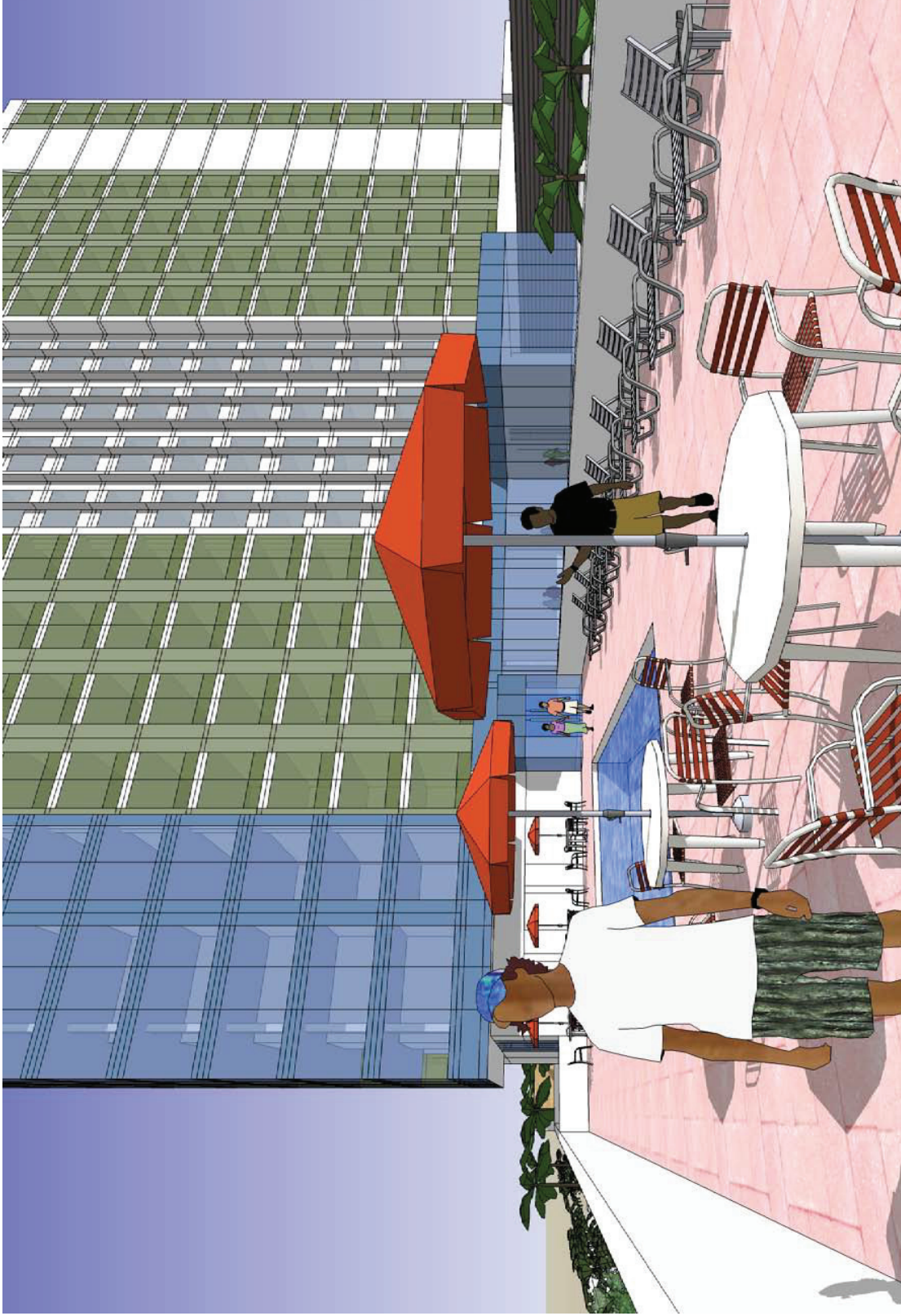
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Rooftop Pool Terrace

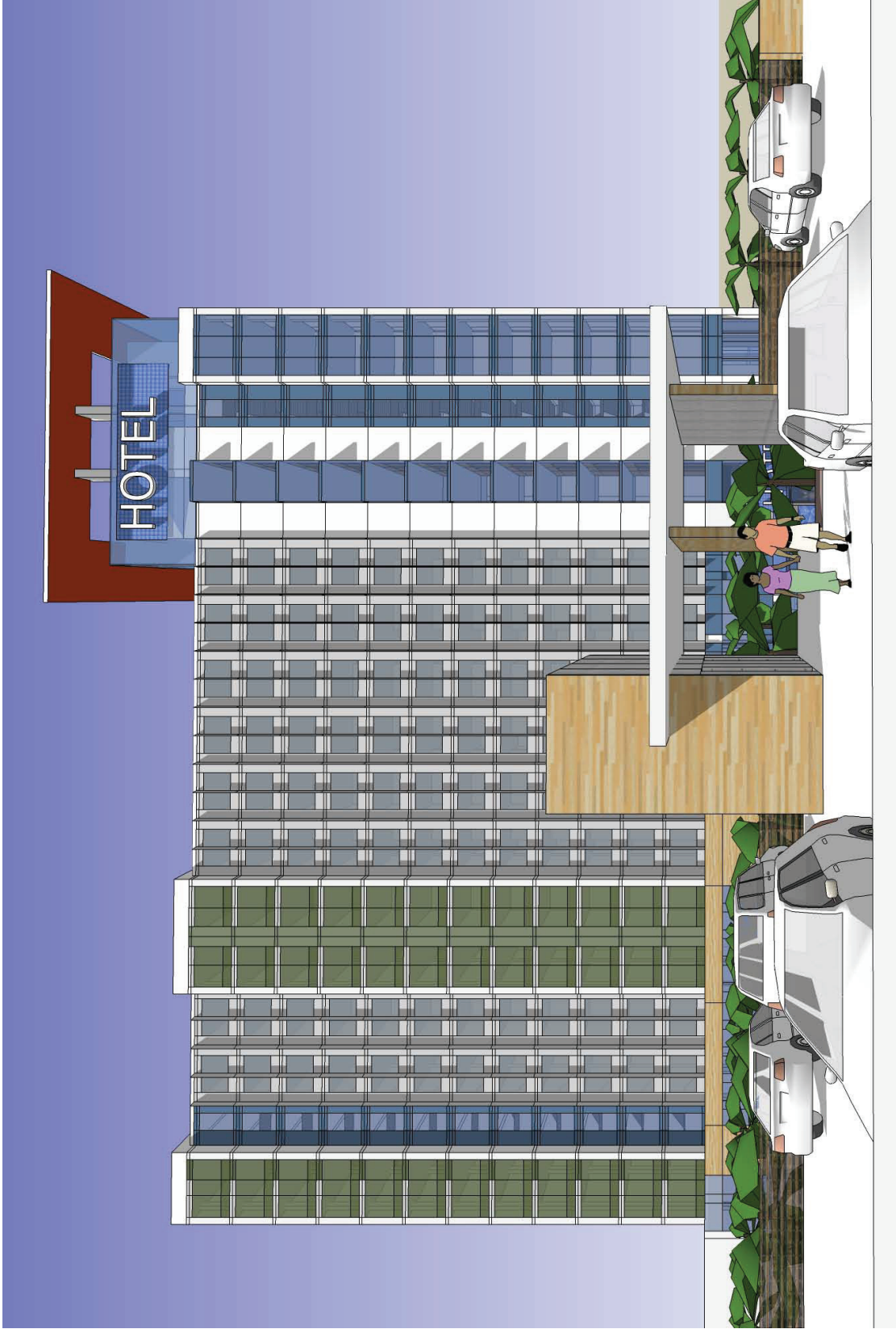
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Hotel From Parking Ramp Roof

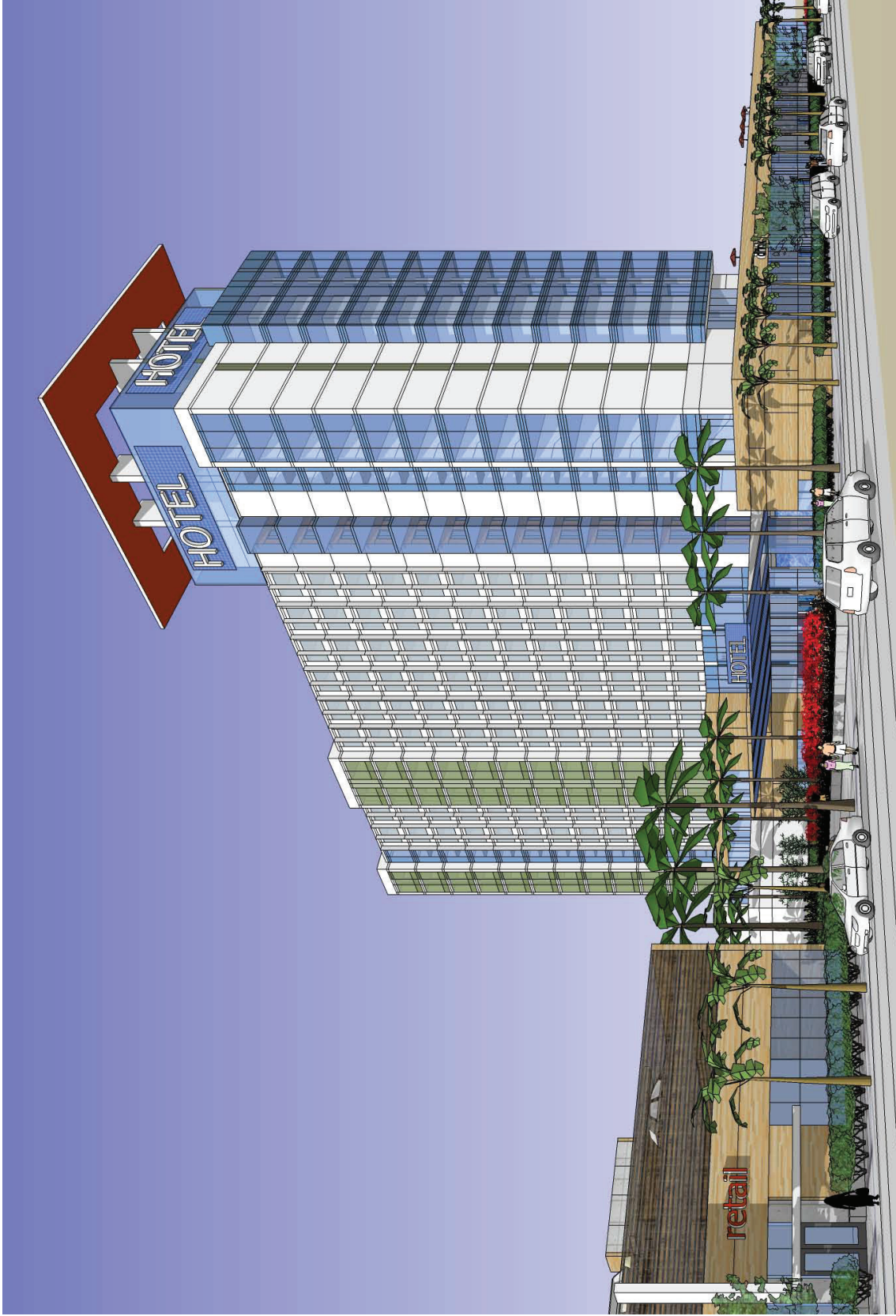
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View Looking Southeast

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