

## What is the Size of the New Ocean House and How Was It Determined?

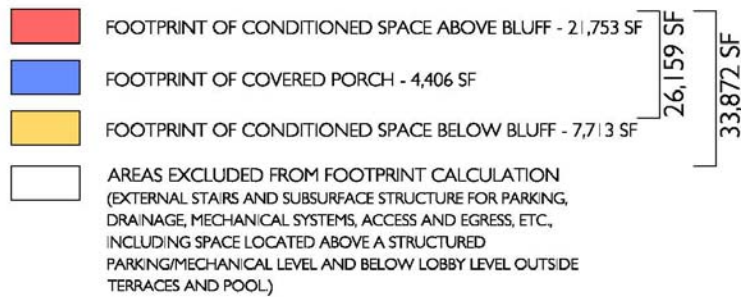
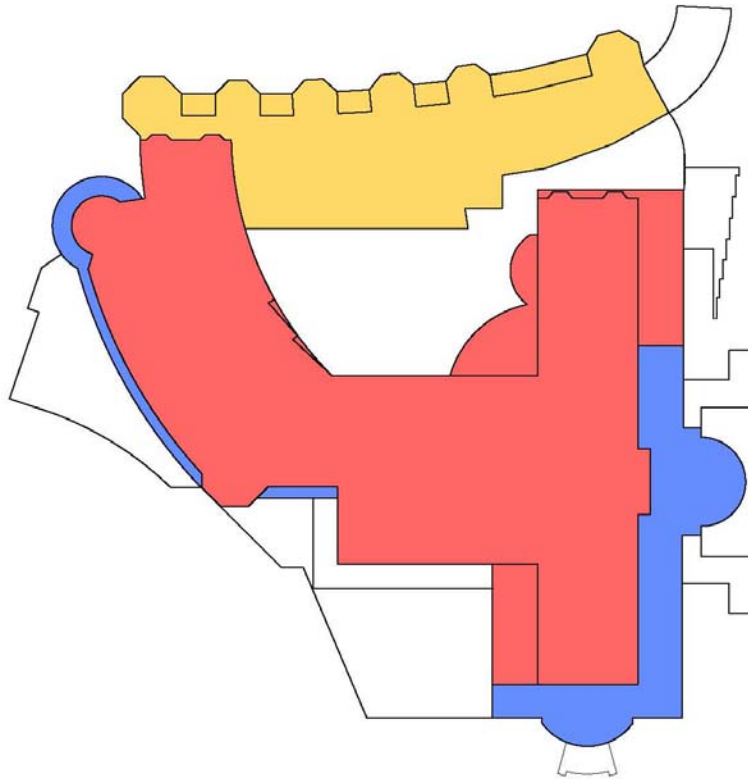
The size and capacity of the New Ocean House as finalized in the Design Development phase has changed from the Conceptual Design in the following ways:

### SUMMARY COMPARISONS OF SIZE AND CAPACITY- OLD TO NEW

	Old	Conceptual Design May 2006	Design Development November 2006
<b>Function Rooms:</b>			
Lobby	2,945	3,541	3,429
Restaurant	7,145	2,933	2,789
Function / Events Space	4,698	2,682	2,846
Bar / Lounge	3,267	2,003	2,368
<b>SUBTOTAL</b>	<b>18,055</b>	<b>11,159</b>	<b>11,432</b>
<b>Infrastructure &amp; Additional Amenities:</b>			
Mechanical Space	2,705	9,512	9,116
Public Rest Rooms	716	2,186	1,652
Spa / Exercise / Indoor Pool	0	8,994	8,515
Boardrooms	0	1,845	1,596
Kitchen	2,903	4,263	4,810
Hotel Services	1,686	7,810	8,035
Beach Services	589	2,108	2,613
<b>SUBTOTAL</b>	<b>8,599</b>	<b>36,718</b>	<b>36,337</b>

**• Zoning Defined Footprint**

The footprint of the new Ocean House is virtually unchanged from the Conceptual to the Design Development plan. Small adjustments were made as the project has developed including shifting some mechanical areas which affected parking layout, a new covered porch on the north wing and a small increase of the oceanfront residential units.



**Design Development Footprint, November, 2006**

• **Calculation of Building Gross Square Foot Area**

With plans more fully developed locating shaftways, egress stairs, mechanical spaces as well as actual wall thicknesses, the square footage of the new Ocean House can now be more accurately measured. Using the most stringent calculation methods of both American Institute of Architects guidelines and BOMA standards (Building Owners and Management Association), the proposed building is compared to the old in the following table.

CALCULATION OF BUILDING GROSS SQUARE FOOT AREA

	Historic	May 2006 Conceptual Design	October 2006 Design Development
<b>BUILDING</b>			
Space located at the lobby level and above	77,272	70,340	66,935
Space located below lobby level (excluding parking)	22,970	50,155	51,298
<b>Sub-Total</b>	<b>100,242</b>	<b>120,495</b>	<b>118,233</b>

PARKING

Indoor Parking (Beneath the Building)	0	31,928	32,779
Hotel Lower Parking Lot	15,426	10,968	10,968
Plimpton Hill Parking Lots	31,641	30,339	30,339
	<b>47,067</b>	<b>41,307</b>	<b>41,307</b>

• **Visible Impact**

The developed design of the new Ocean House still reduces the mass of the north wing by 23%. The diagram below compares the massing of the old hotel with the revised north wing.

