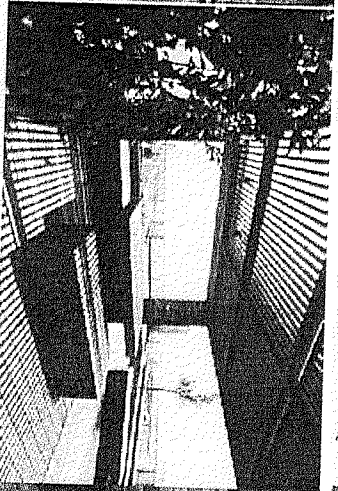
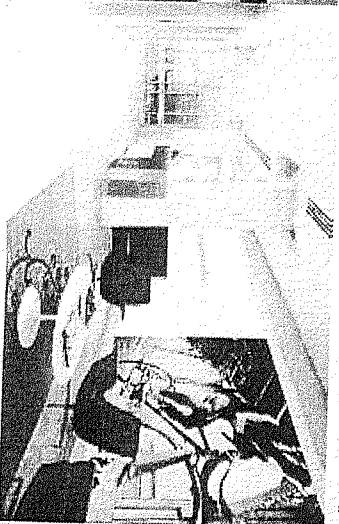
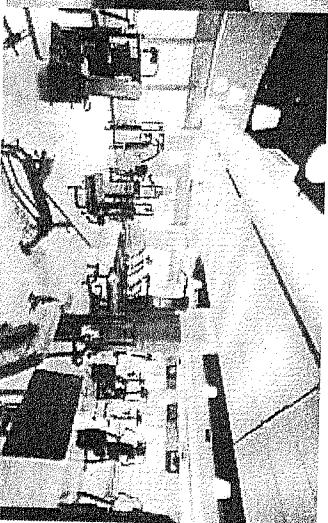
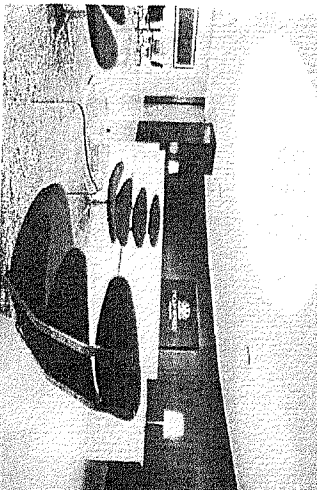
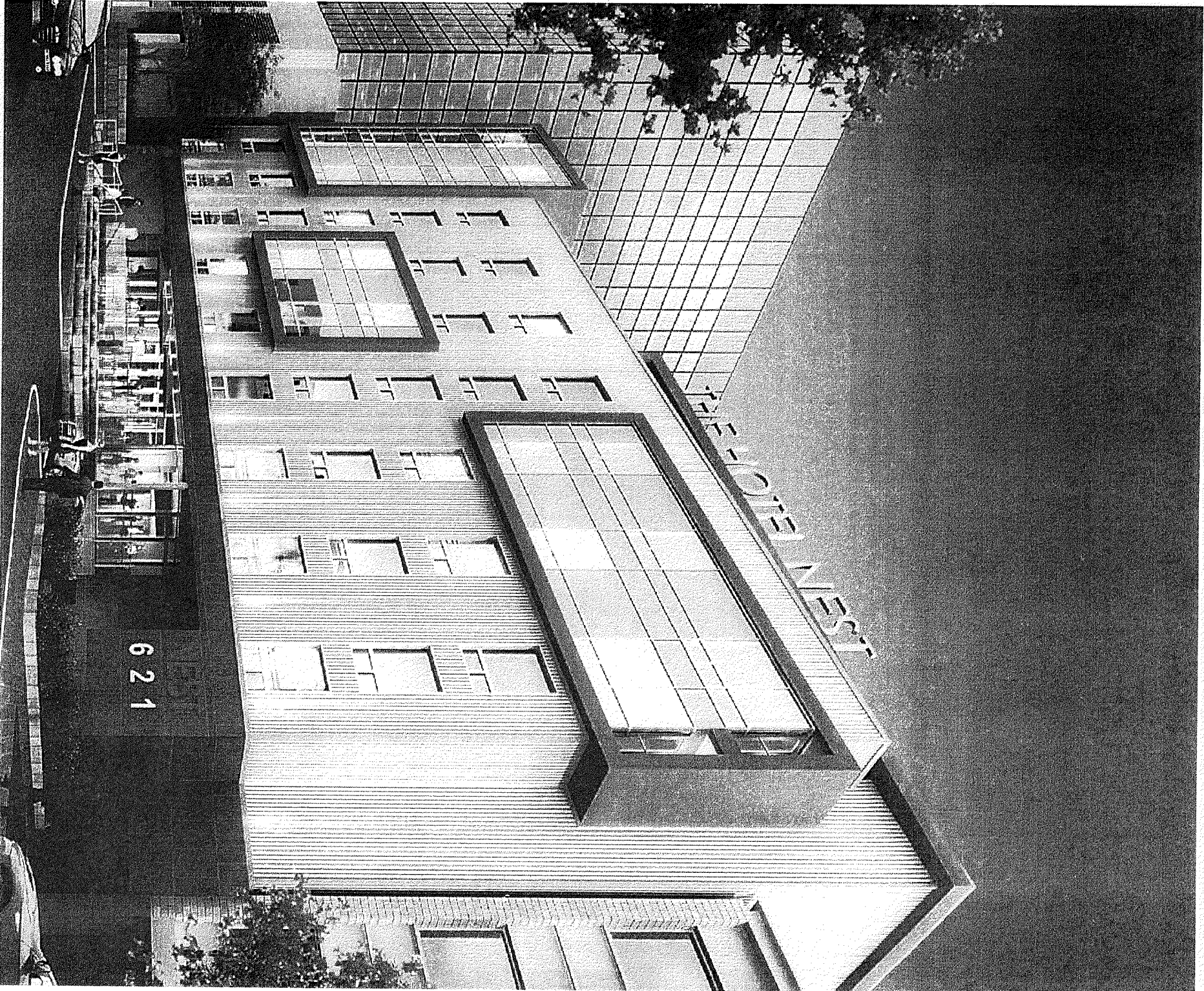


The NEST

Apartment Hotel on Catalina
PROJECT RENDERINGS

RENDERING 1: Living area with sofa and coffee table.
RENDERING 2: Dining area with table and chairs.
RENDERING 3: Kitchen area with island and stools.
RENDERING 4: Bedroom with bed and nightstand.
RENDERING 5: Bathroom with tub and vanity.
RENDERING 6: Outdoor terrace with lounge furniture.
RENDERING 7: Exterior view of the building facade.



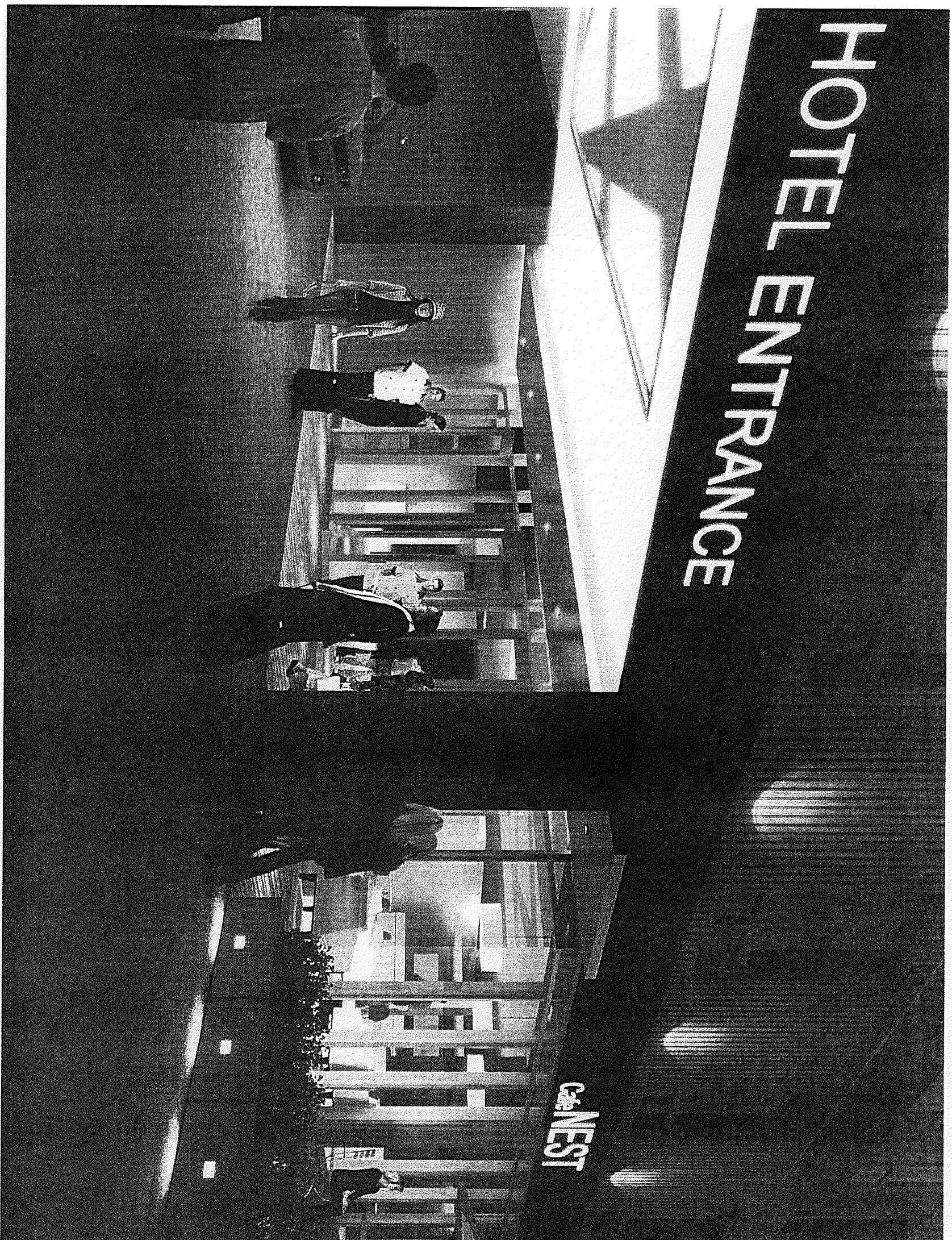


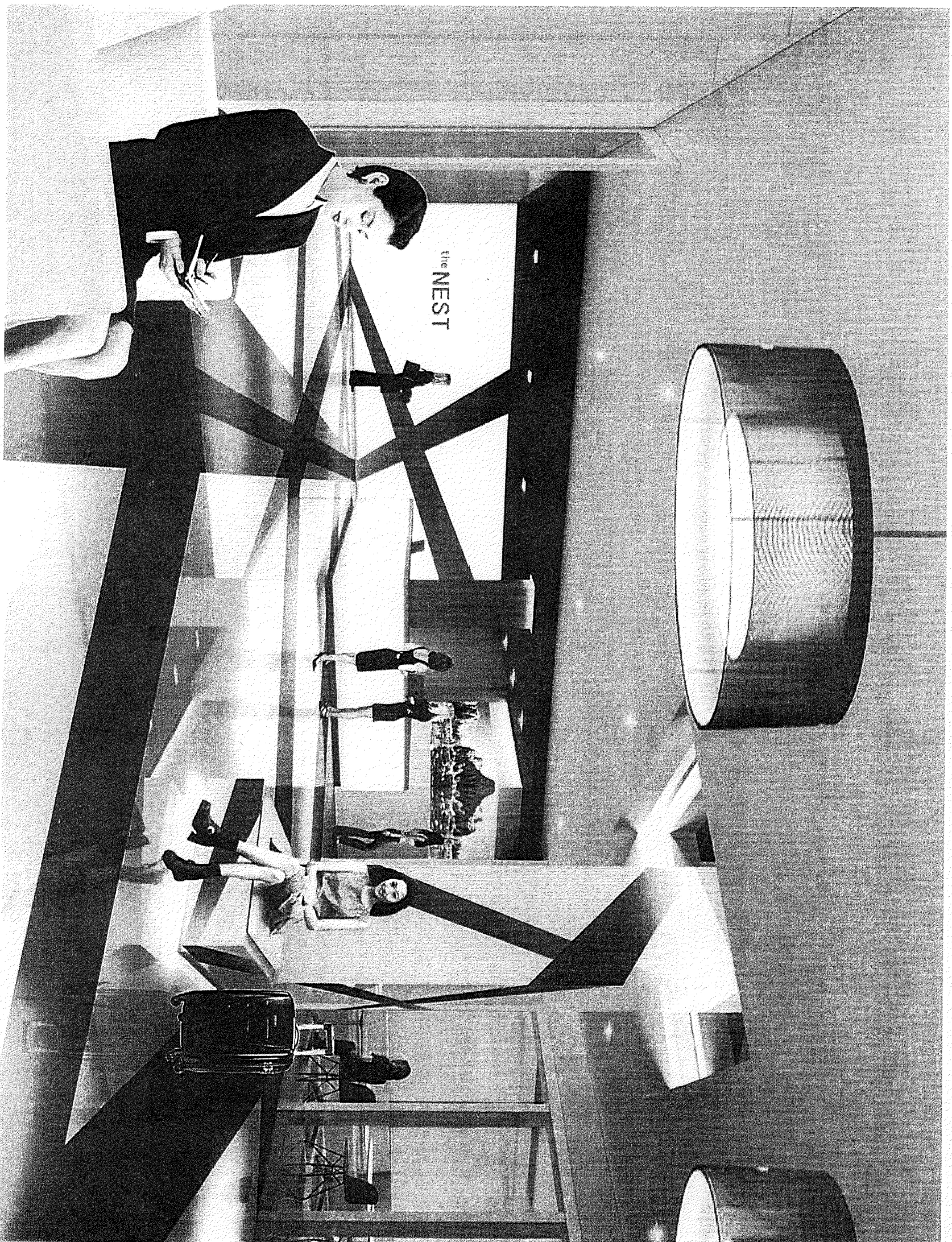
The NEST

PROJECT PERSPECTIVE

APRIL . 2014

EWAI

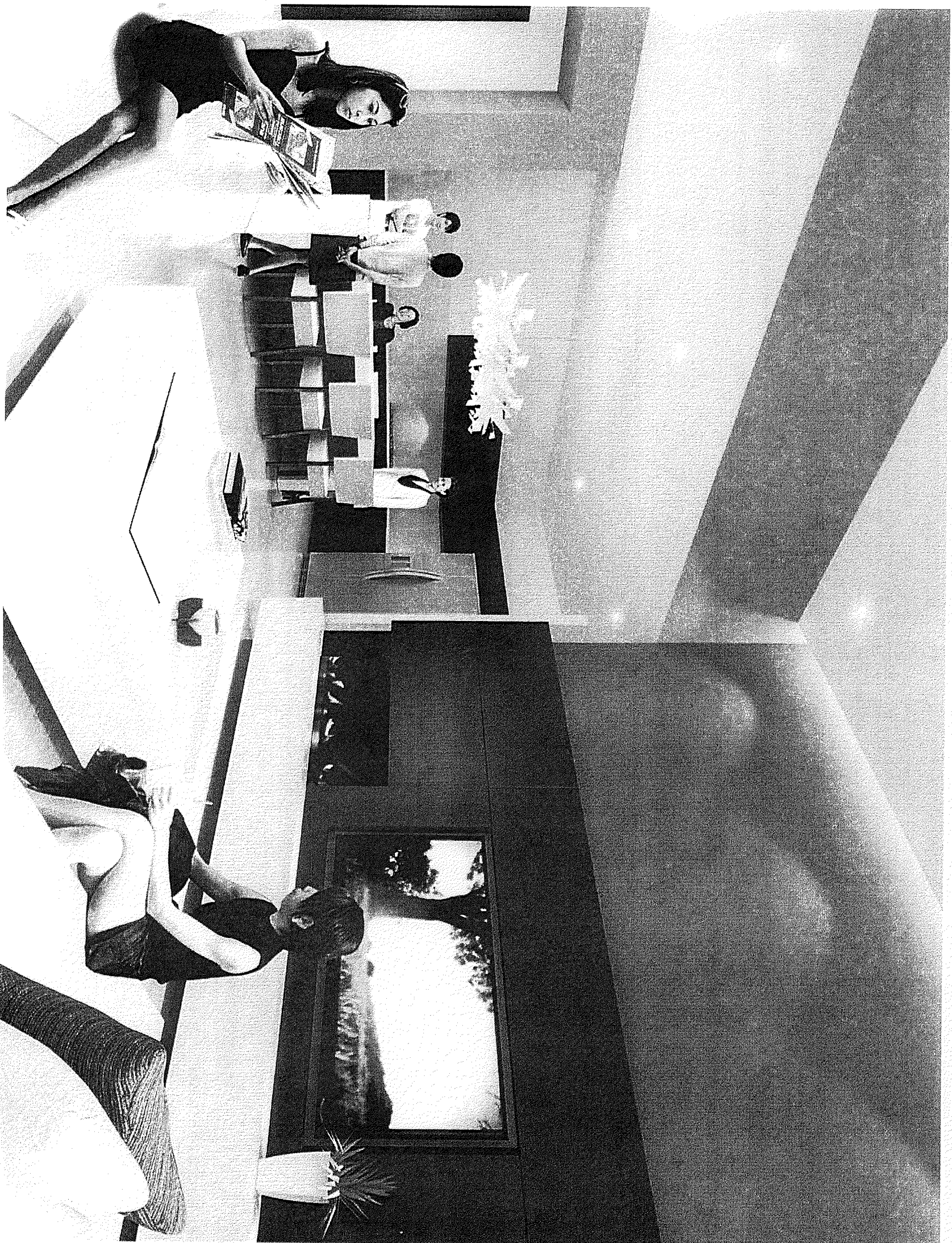






... un Cato ...





Carolina

The NEST

APARTMENT UNIT

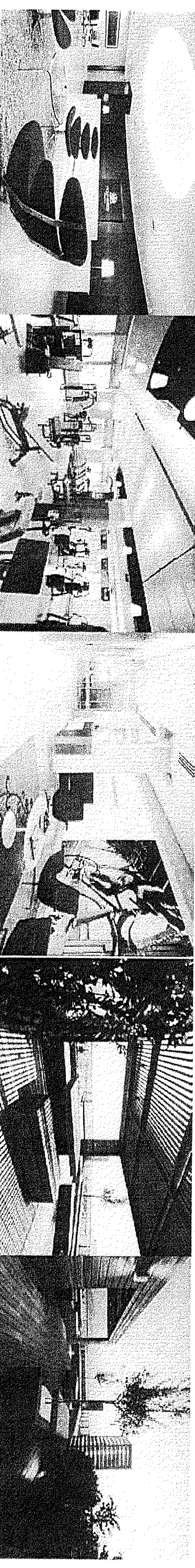
APRIL . 2014

EWAM

The NEST

Apartment Hotel on Catalina

PHOTOGRAPHS OF THE PROPOSED APARTMENT HOTEL ON CATALINA ISLAND, CALIFORNIA



PROJECT SUMMARY

SITE AREA

TOTAL GROSS SITE AREA	27,300 sf (0.62 acres)
NET SITE AREA AFTER DEDICATIONS	24,350 sf (0.55 acres)
TOTAL PROJECT AREA	24,350 sf
TOTAL GROSS BUILDING AREA	102,099 sf
PROPOSED ALLOWABLE FAR 6:1	146,100 sf (6.0 FAR)
TOTAL PROPOSED FAR (BY ZONING CODE)	60,236 sf (4.2 FAR)
BUILDING HEIGHT	75'-0"
BUILDING HEIGHT (WITH ARCHITECTURAL DECORATION)	81'-0"
REQUIRED SETBACK	

REQUIRED	PROVIDED
SIDE	
NORTH	1' - 0"
SOUTH	6' - 8"
REAR	1' - 0"

COMMERCIAL/AMENITIES

RESTAURANT (COMMERCIAL)	1,564 sf
FITNESS CENTER (COMMERCIAL)	1,285 sf
TOTAL COMMERCIAL AREA:	2,849 sf
COMMON AREA (AMENITIES) (BUSINESS CENTER)	1,012 sf
TOTAL AREA:	3,861 sf

OPEN SPACES	
REQUIRED (APARTMENT ONLY)	500 sf
UNIT D: 5 units X 100sf	250 sf
UNIT E: 2 units X 125sf	250 sf
TOTAL AREA:	750 sf
PROVIDED	3,375 sf
2ND LEVEL GARDEN	

PERCENTAGE OF COVERAGE	
LANDSCAPE AREA (GROUND FLOOR)	720 sf
HARDSCAPE AREA (GROUND FLOOR)	774 sf
BUILDING COVERAGE (GROUND FLOOR)	20,840 sf
TOTAL COVERAGE:	22,334 sf (91.7%)

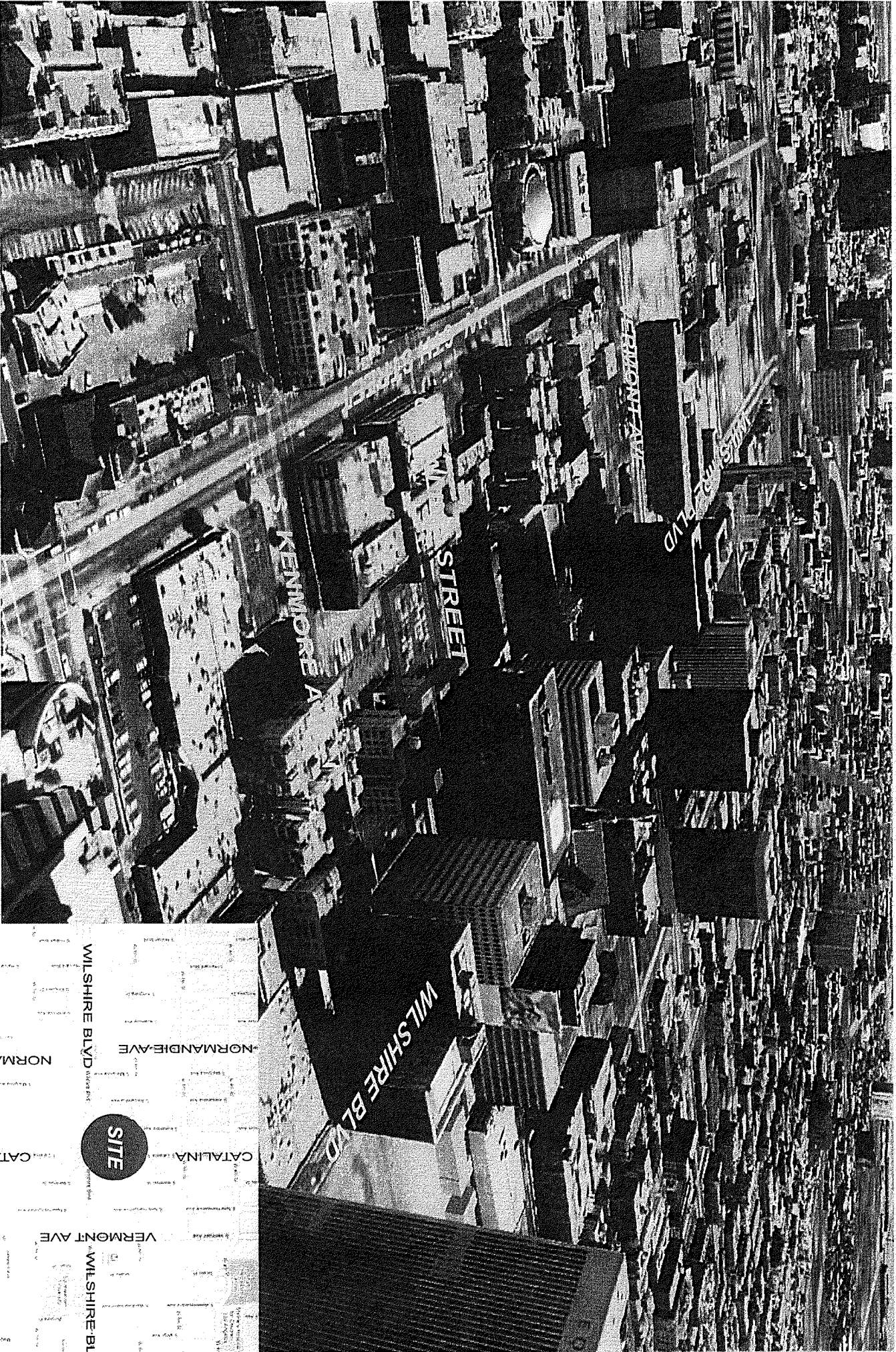
PARKING	
APARTMENT DWELLING UNITS-REQUIRED/PROVIDED	12 spaces
HOTEL GUEST ROOMS-REQUIRED/PROVIDED	50 spaces
COMMERCIAL PARKING-REQUIRED/PROVIDED (2,849 SF/500)	6 spaces
TOTAL PARKING REQUIRED (BY CITY CODE)	68 spaces
TOTAL PARKING SPACES PROVIDED	84 spaces
TOTAL PARKING SPACES	16 spaces

HOTEL GUEST ROOMS	PARKING CALCULATION	PARKING
UNIT A: 420 SF 43 rooms	1-30 rooms 1 x 30 rooms	30 spaces
UNIT B: 480 SF 20 rooms	31-60 rooms 1/2 x 30 rooms	15 spaces
UNIT C: 747 SF 12 rooms	61-75 rooms 1/3 x 15 rooms	5 spaces
TOTAL:	TOTAL:	50 spaces

BICYCLE PARKING	SHORT TERM	LONG TERM
REQUIRED	2 spaces	7 spaces
APARTMENT	4 spaces	4 spaces
HOTEL	2 spaces	2 spaces
RESTAURANT	2 spaces	2 spaces
FITNESS	2 spaces	2 spaces
OFFICE	2 spaces	2 spaces
TOTAL REQUIRED:	12 spaces	17 spaces

APARTMENT UNITS	PARKING CALCULATION	PARKING
UNIT D: 882 SF 5 units	1.5 spaces/unit	7.5=>8 spaces
UNIT E: 1,204 SF 2 units	2 spaces/unit	4 spaces
TOTAL:	82 units & 62 parking spaces	

TOTAL FLOOR AREA (APT HOTEL)	38,158 sf
TOTAL FLOOR AREA (APT ROOMS)	6,818 sf
TOTAL AREA:	44,976 sf

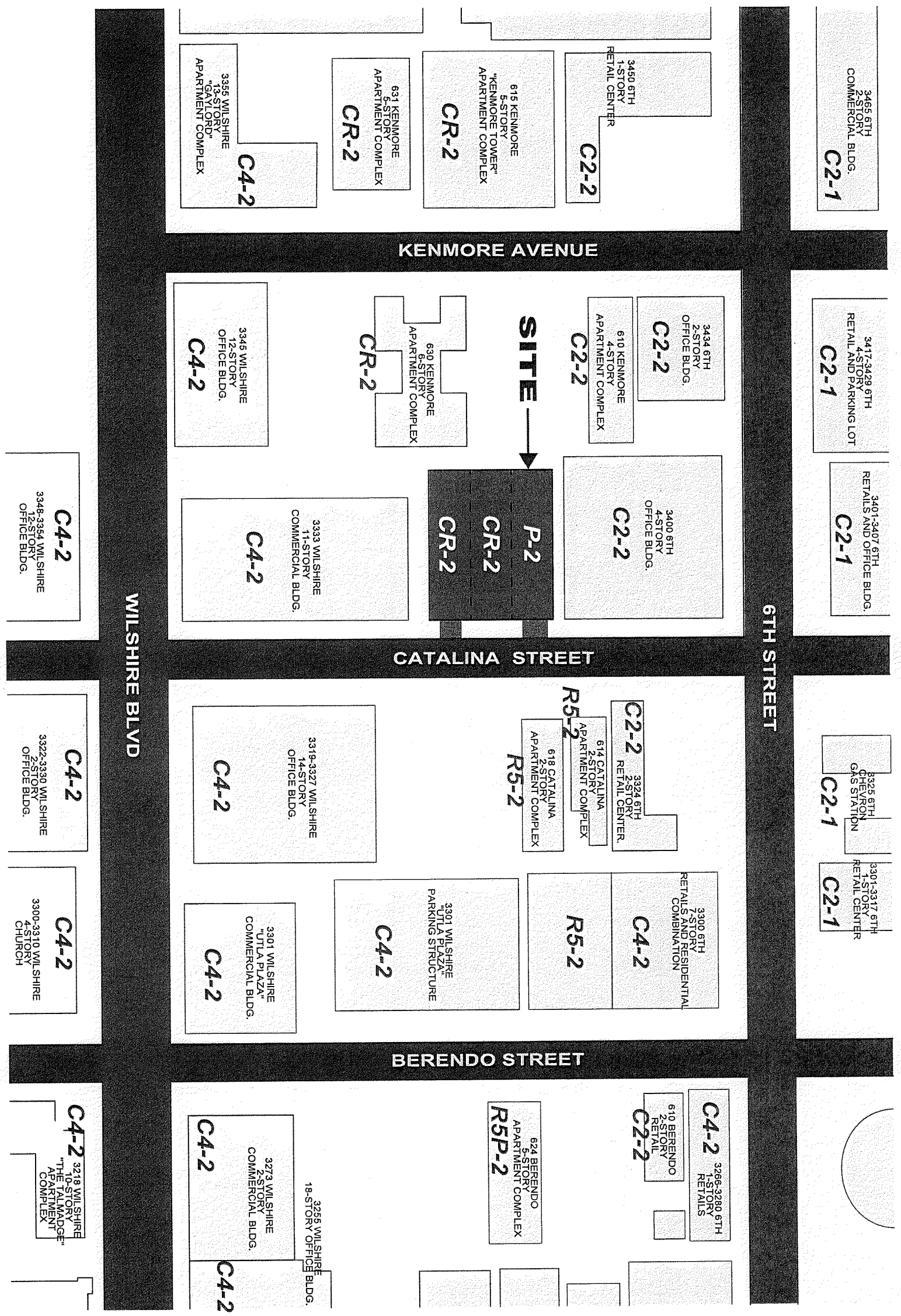


AERIAL SITE VIEW

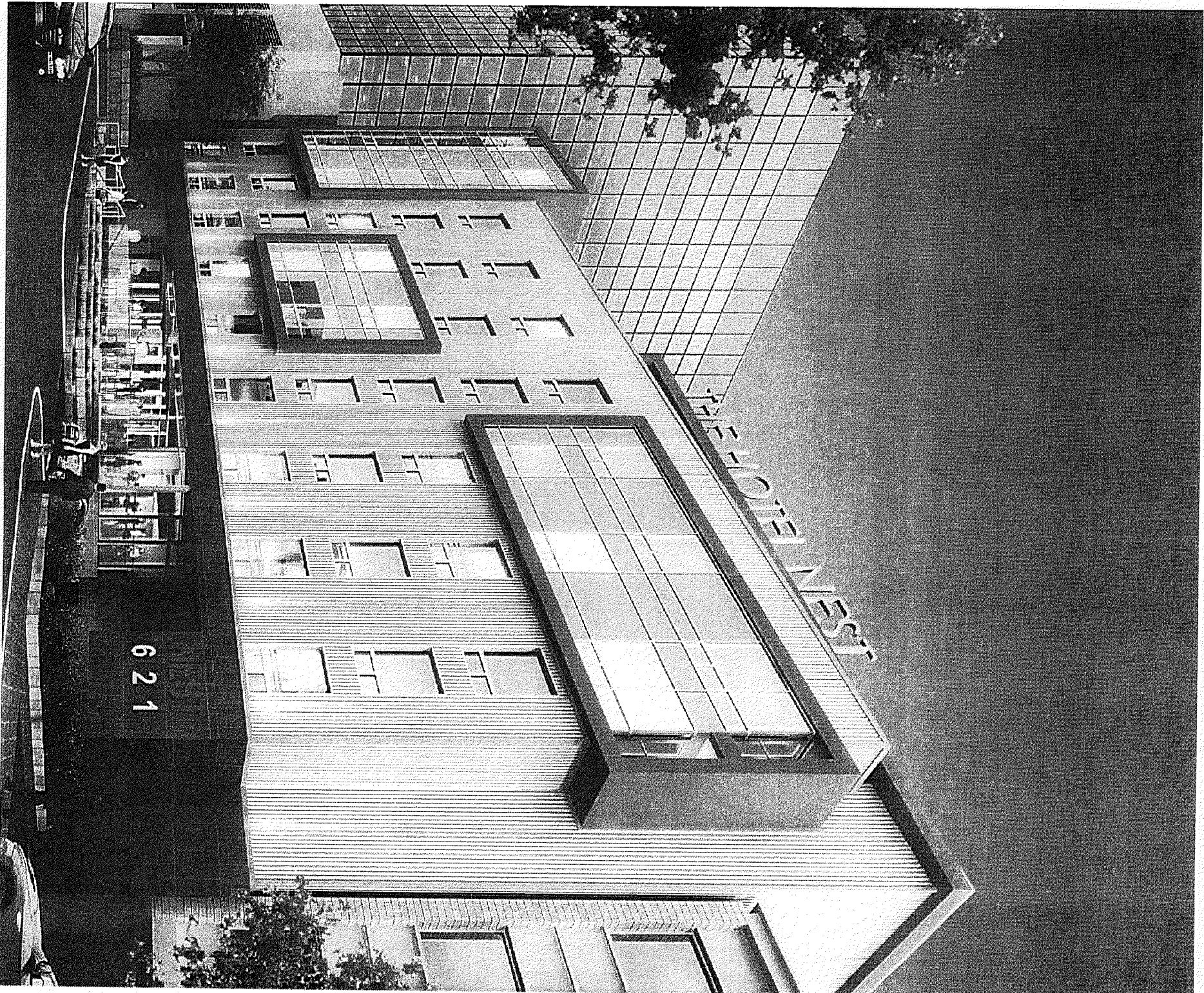


MID WILSHIRE AREA

Antel on Catalina!



Available on Catalina!

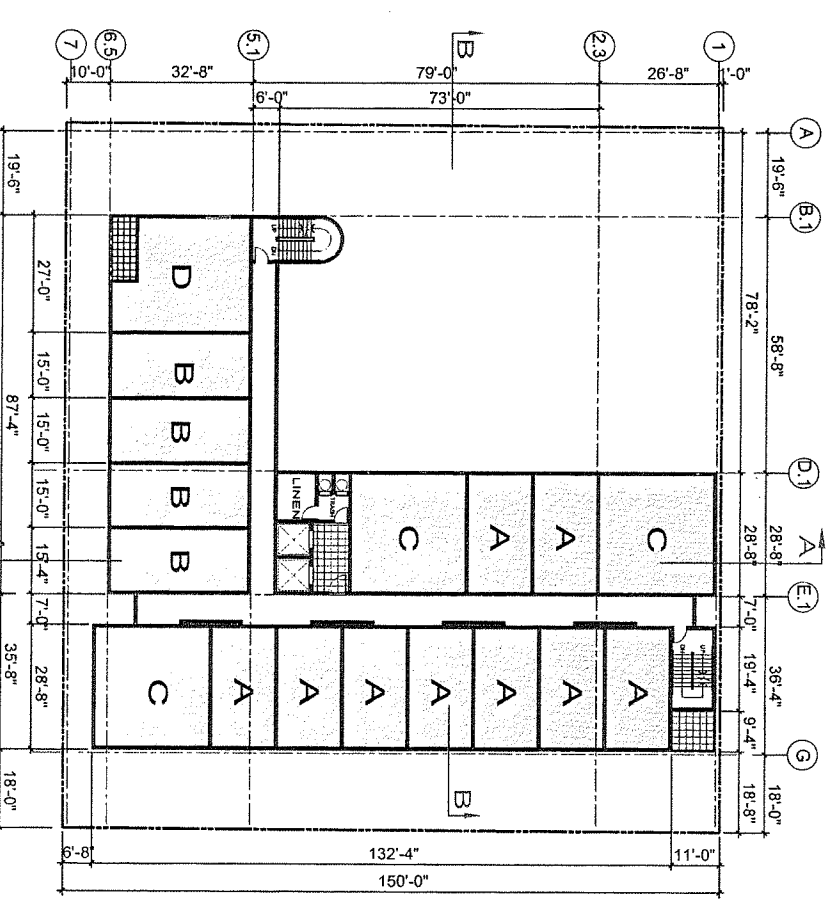
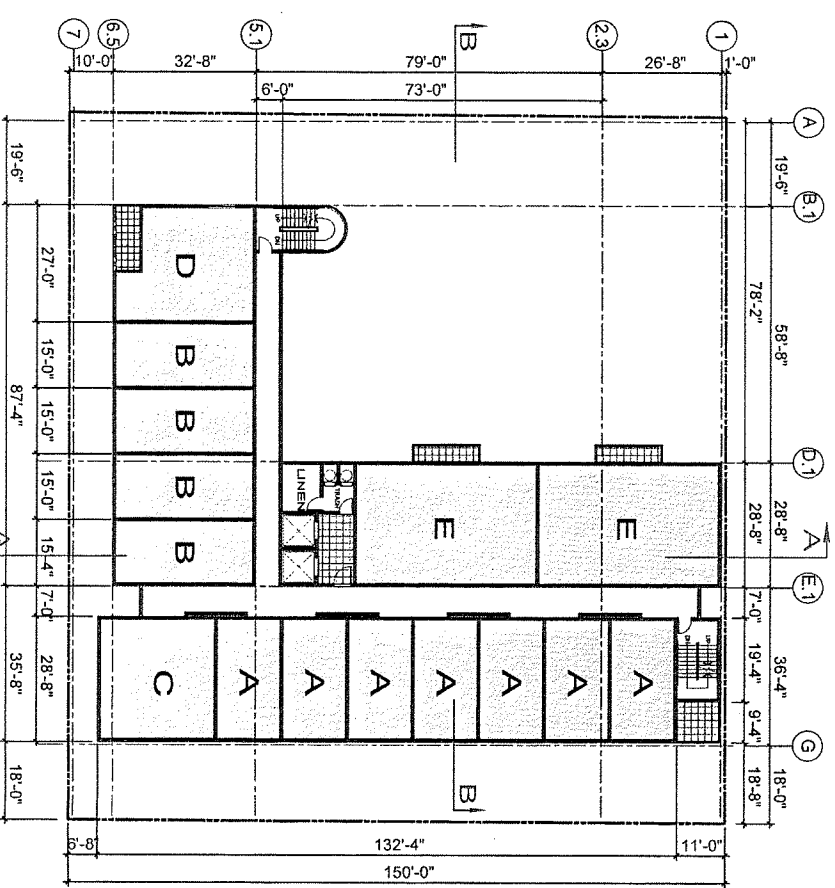
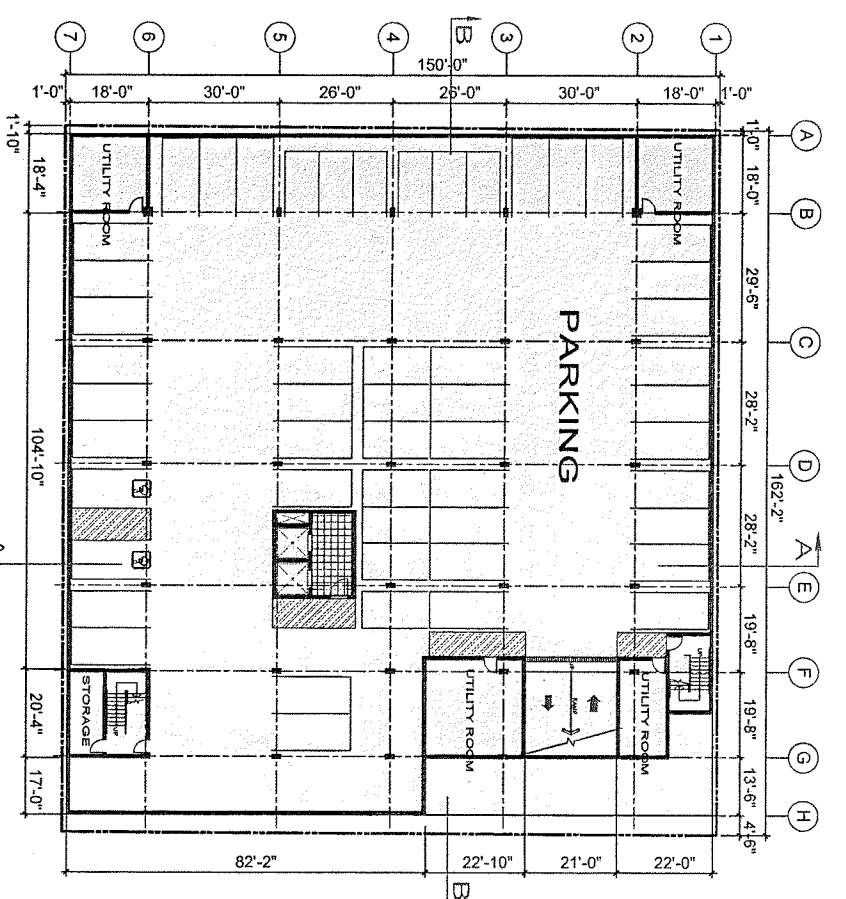
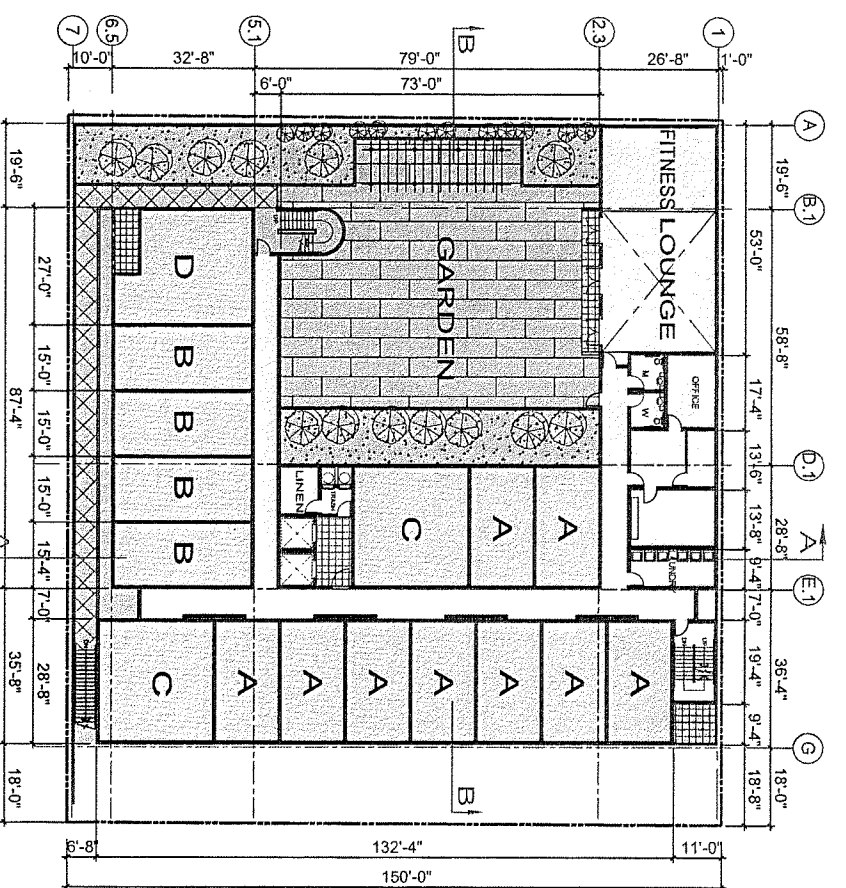


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PROJECT PERSPECTIVE

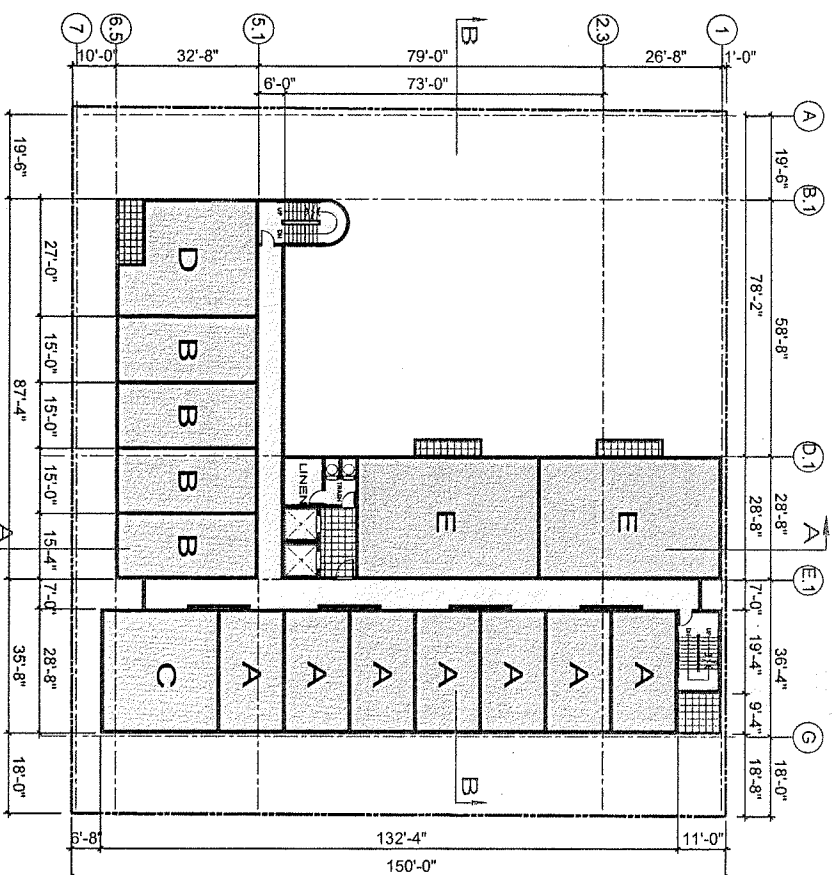
APRIL, 2014

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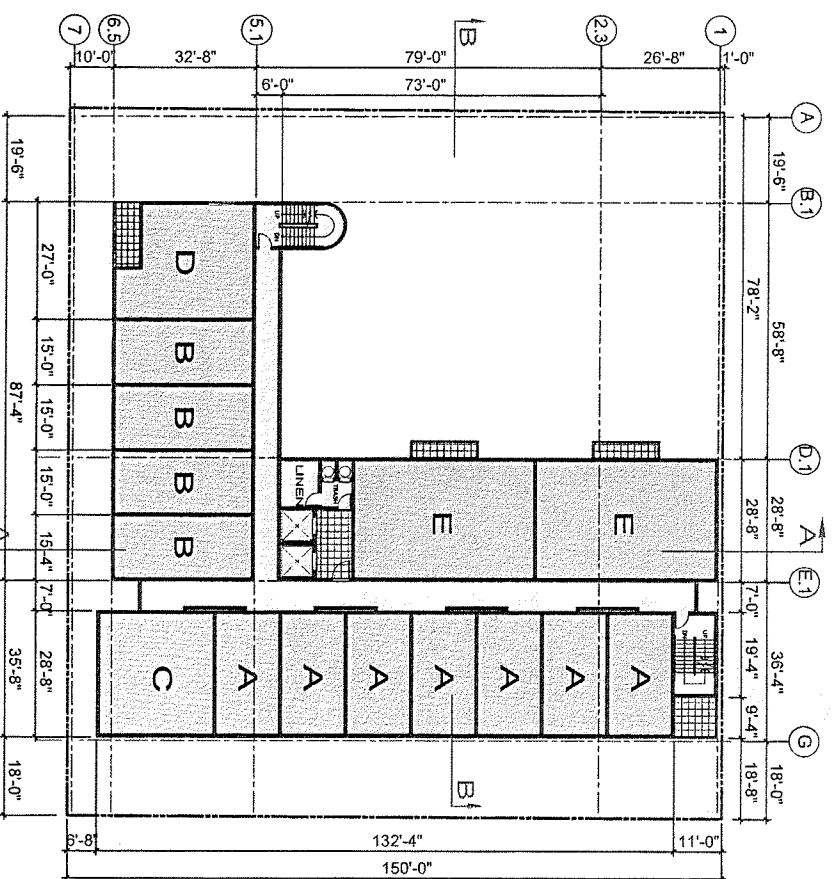


Noted on the schedule

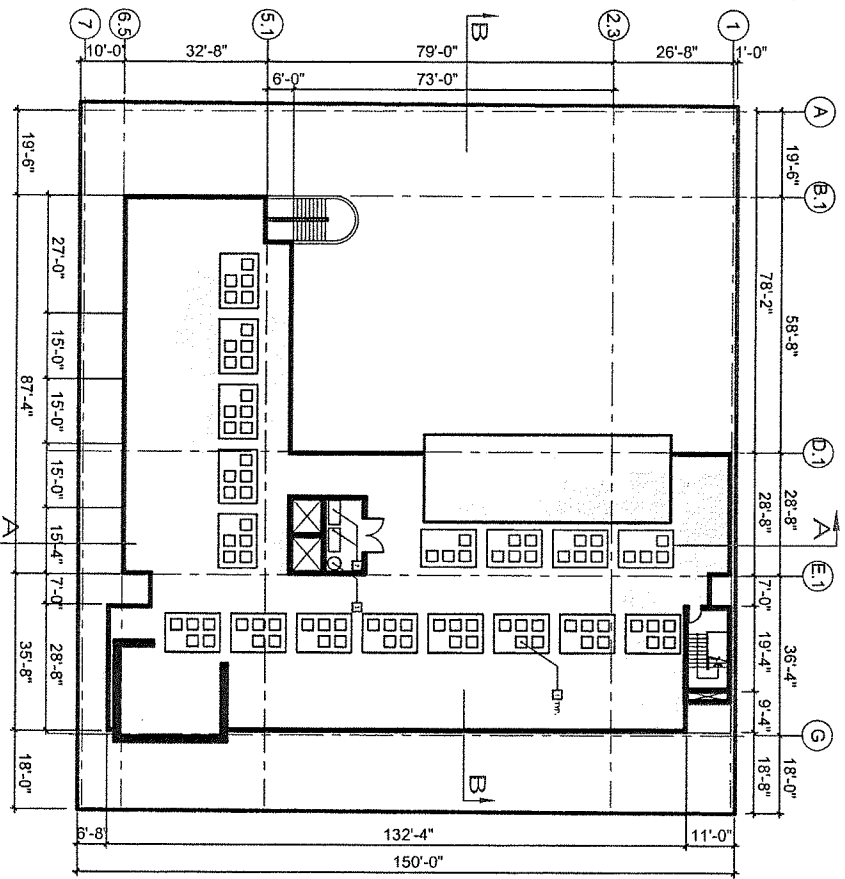




6th level plan

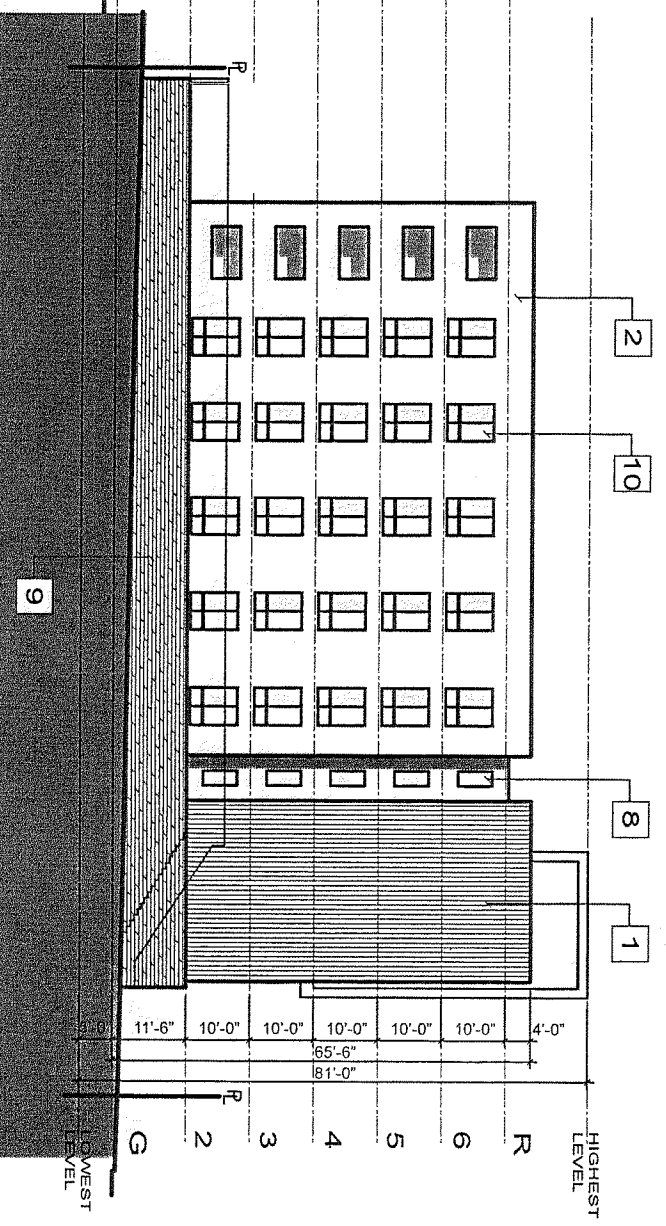
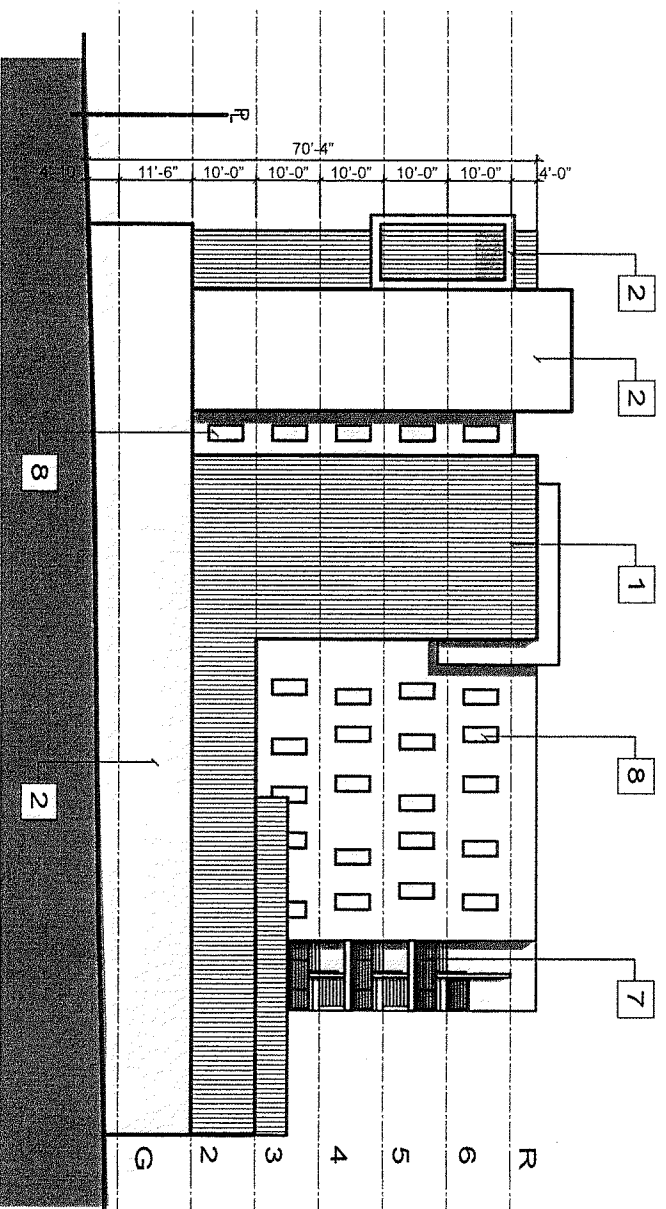
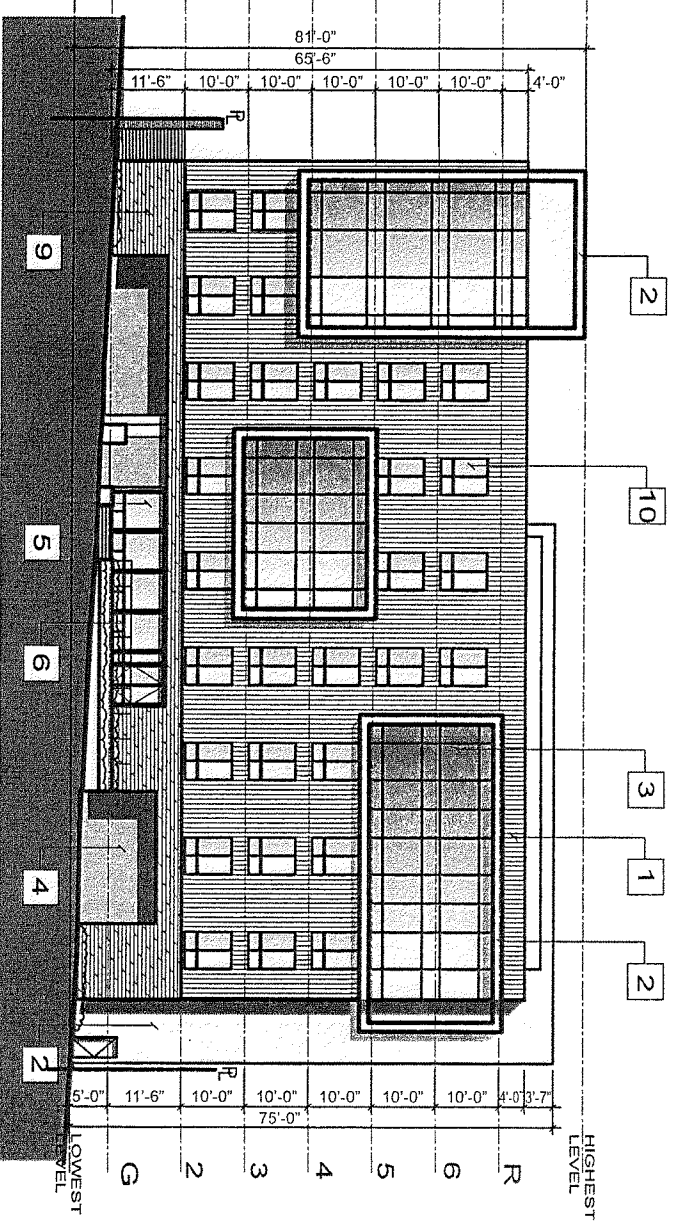
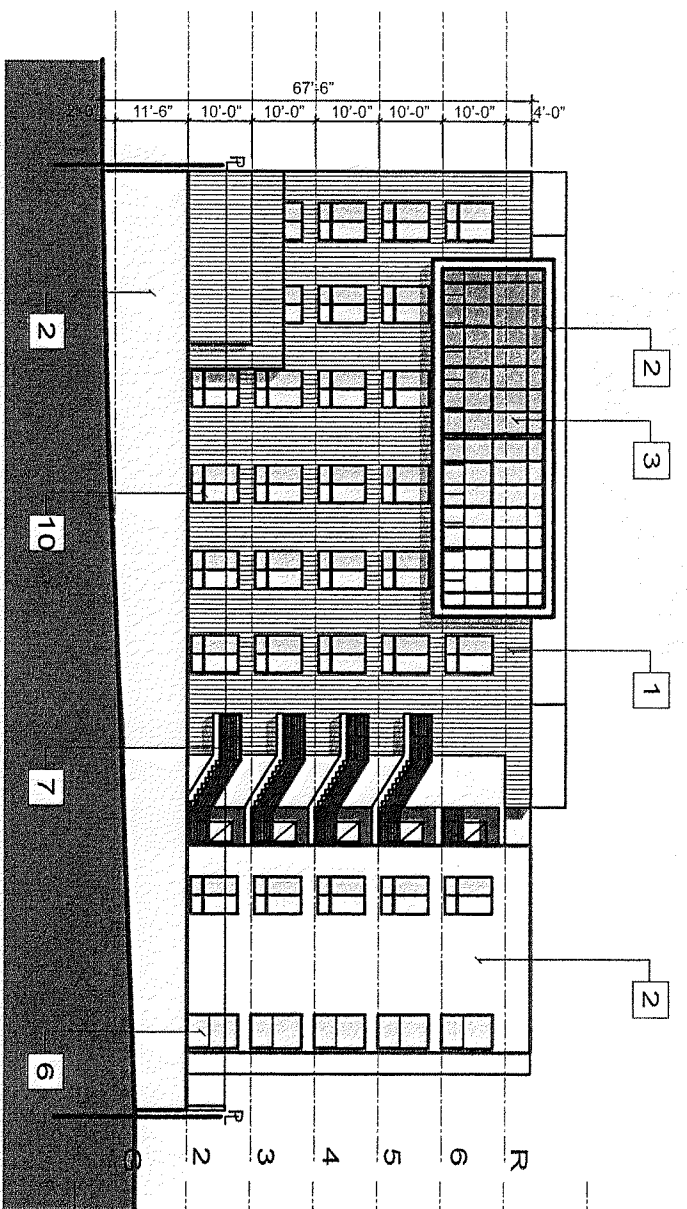


5th level plan



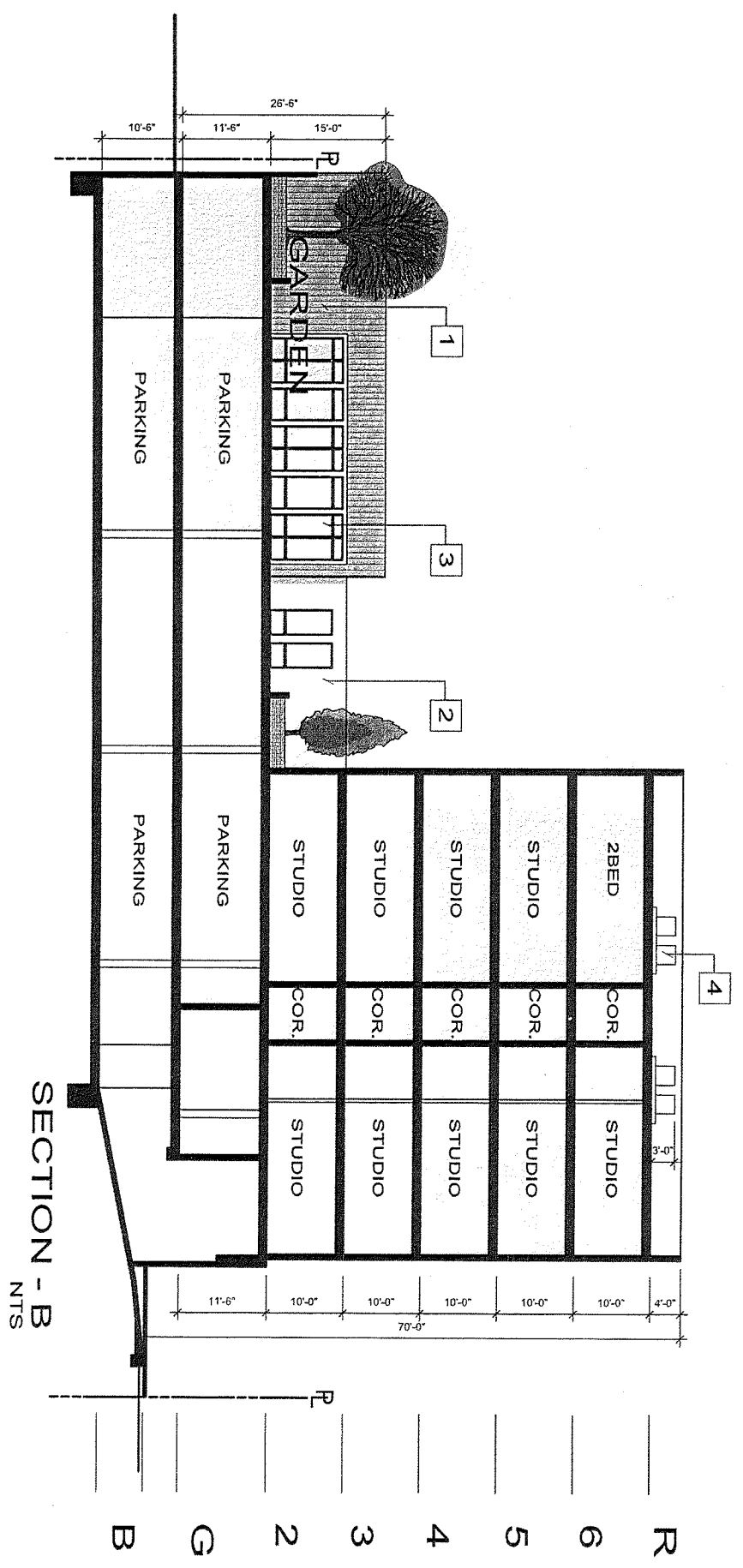
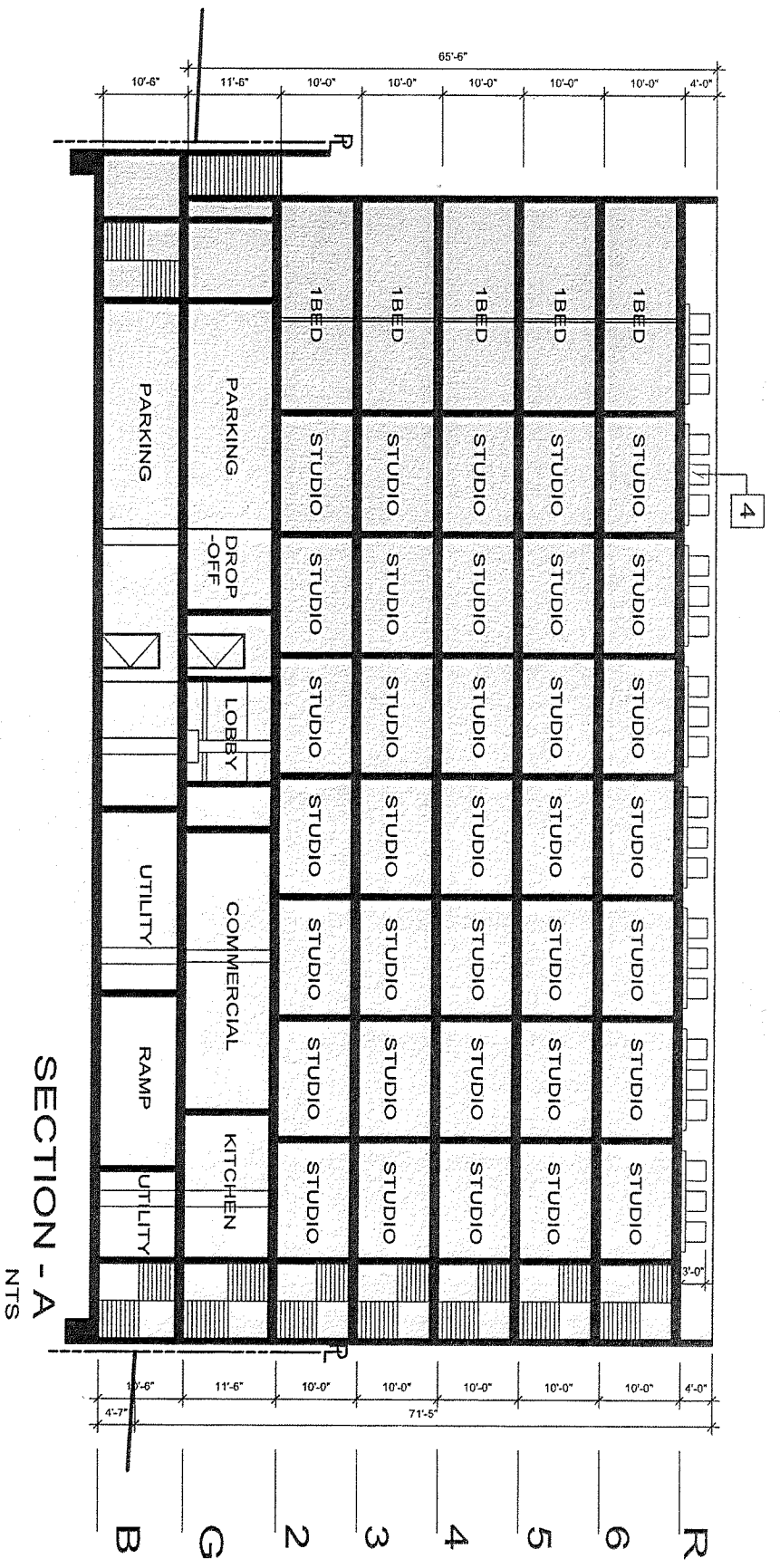
Roof level plan



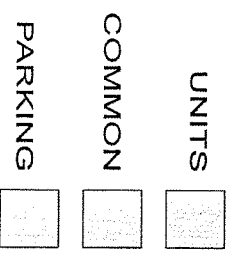


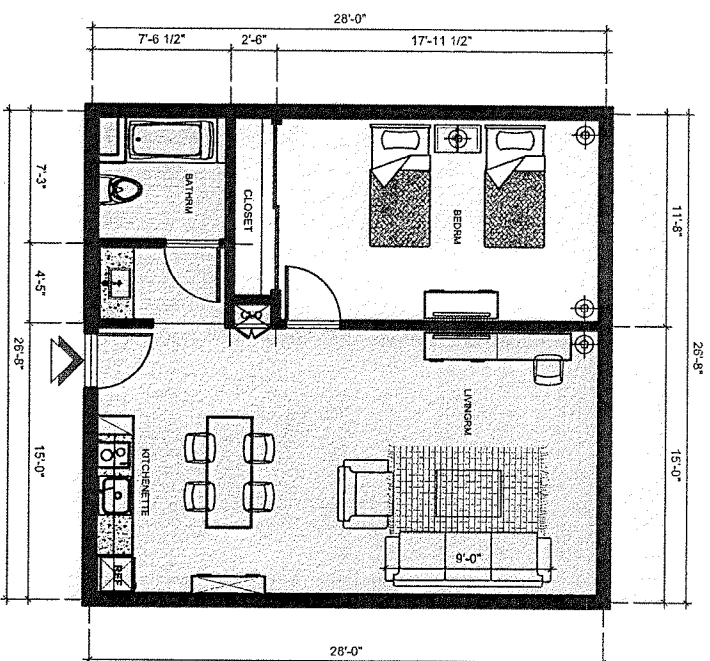
*SIGNS WILL BE ON A SEPARATE PERMIT 0 8 16 24 32

- ALUMINUM FRAME WINDOW [10]
- STONE VENEER [9]
- FIXED GLAZING [8]
- METAL STAIR [7]
- GLAZING GUARD RAILING [6]
- GLAZING STORE FRONT [5]
- APT. GARAGE ENTRANCE [4]
- CURTAIN WALL WINDOW SYSTEM [3]
- EXTERIOR PLASTER [2]
- CORRUGATED METAL PANEL [1]

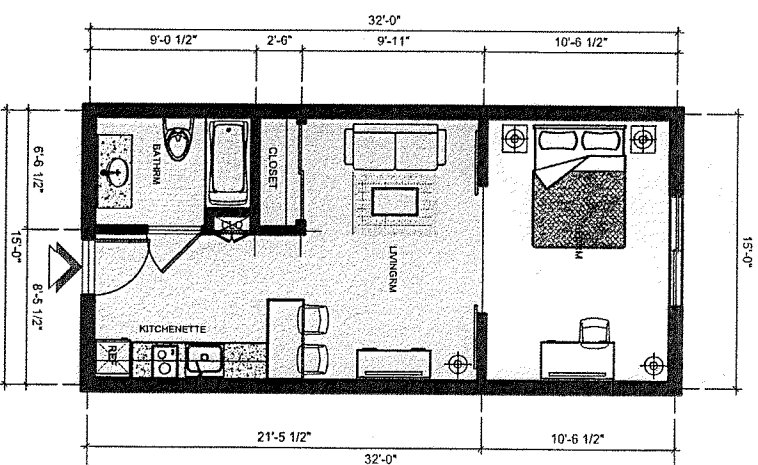


- COMPRESSOR: 30"X30"X30"(H)
- HVAC
- GLAZING
- EXTERIOR
- PLASTER
- CORRUGATED METAL PANEL
- STORE R/FONT

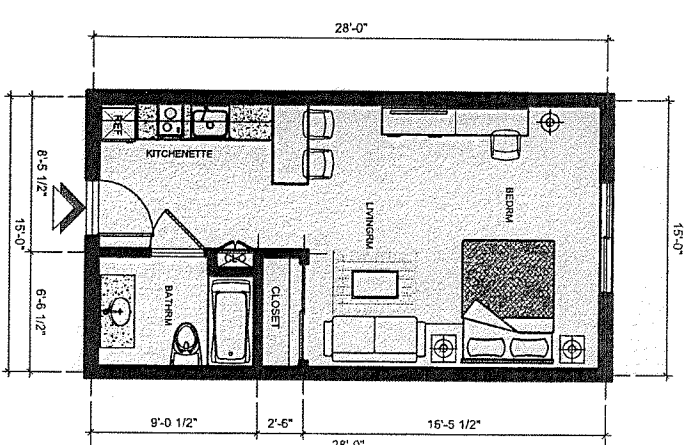




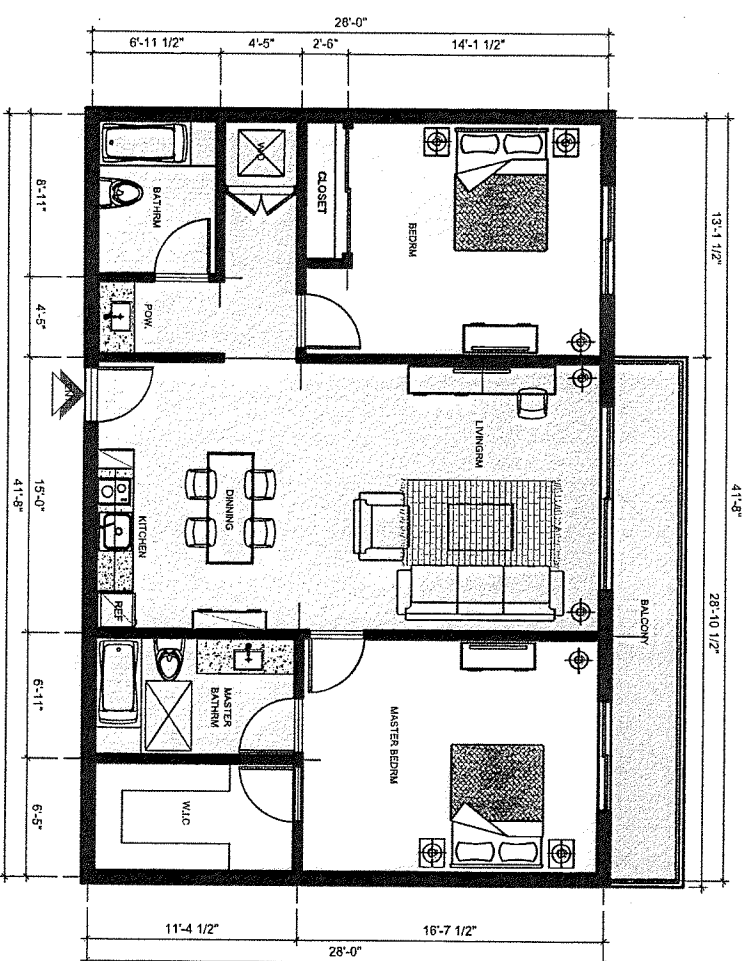
UNIT-C
OneBedrm-Hotel / Office Type



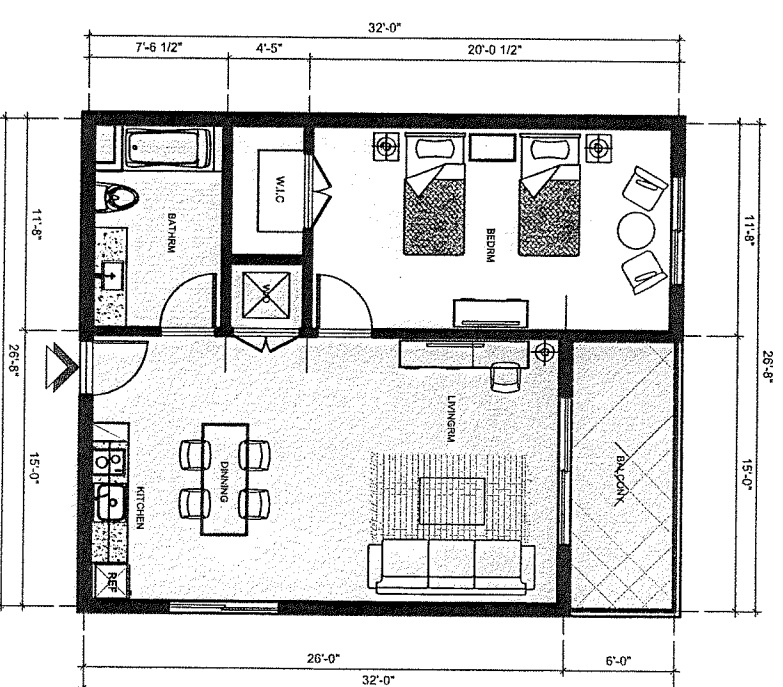
UNIT-B
Studio-Hotel Type



UNIT-A
Studio-Hotel Type



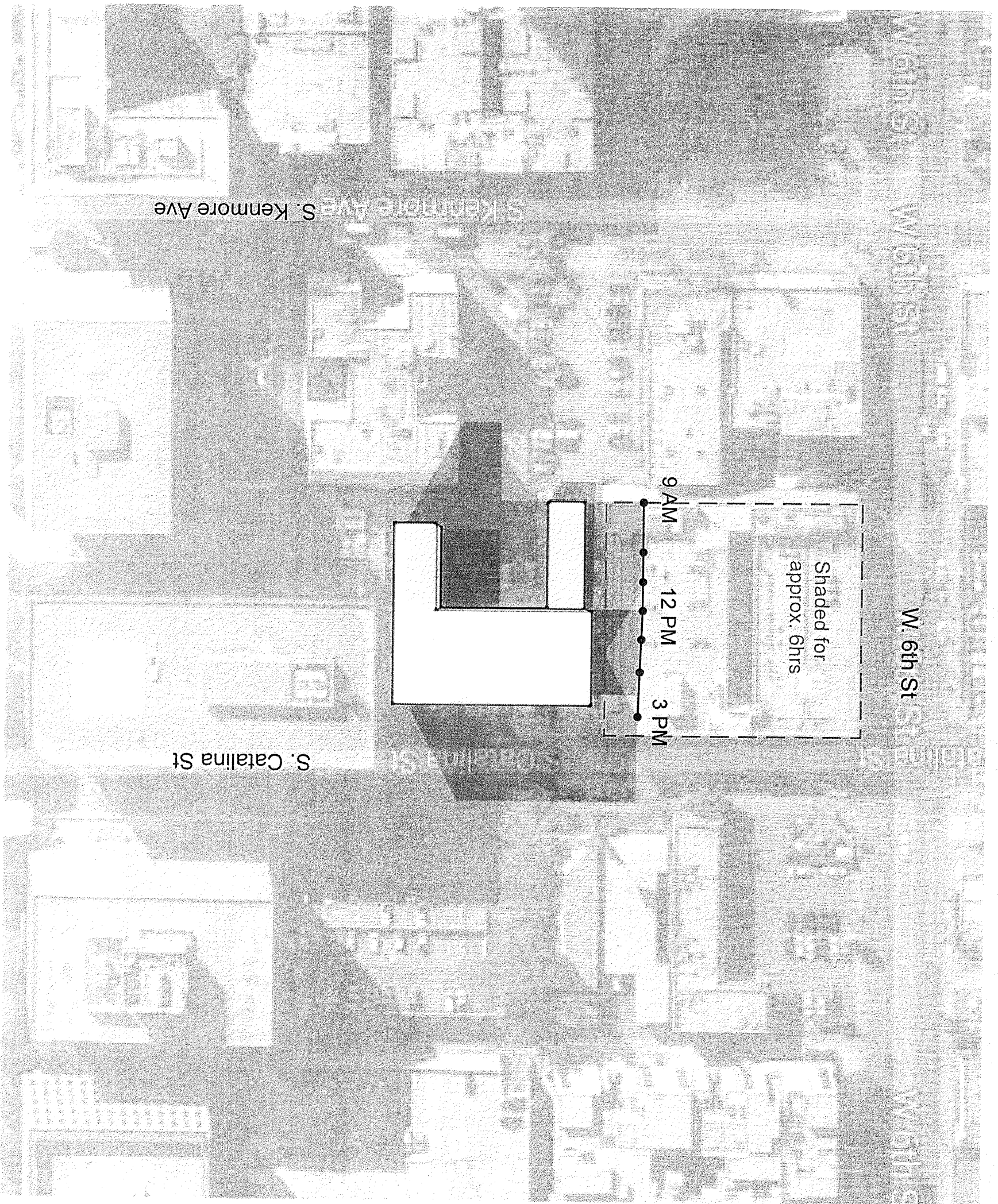
UNIT-E
TwoBedrm-APT Type



UNIT-D
OneBedrm-APT Type



Handwritten note: Unit C is a studio type



S. Kenmore Ave

S. Catalina St

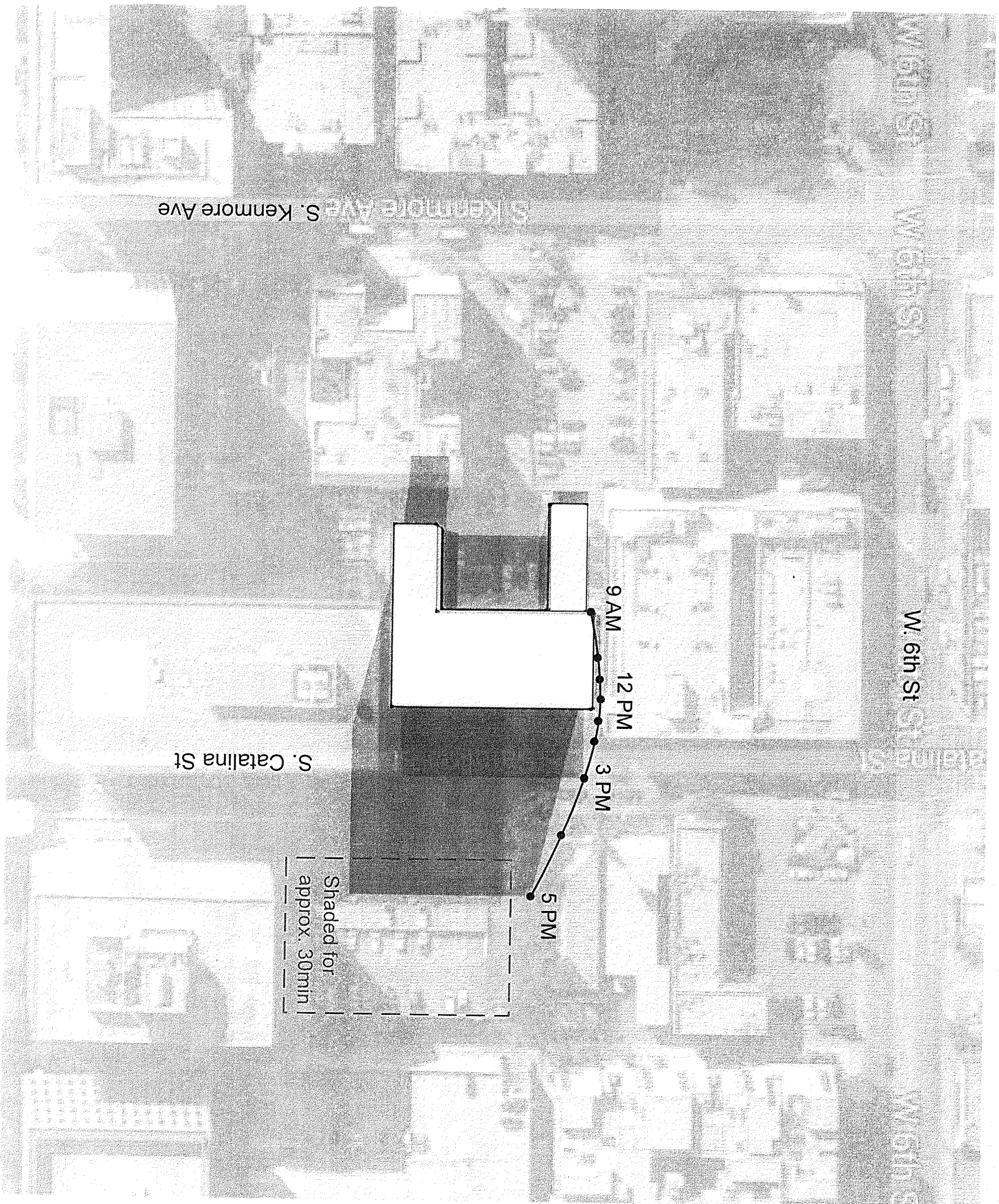
W. 6th St

9 AM 12 PM 3 PM

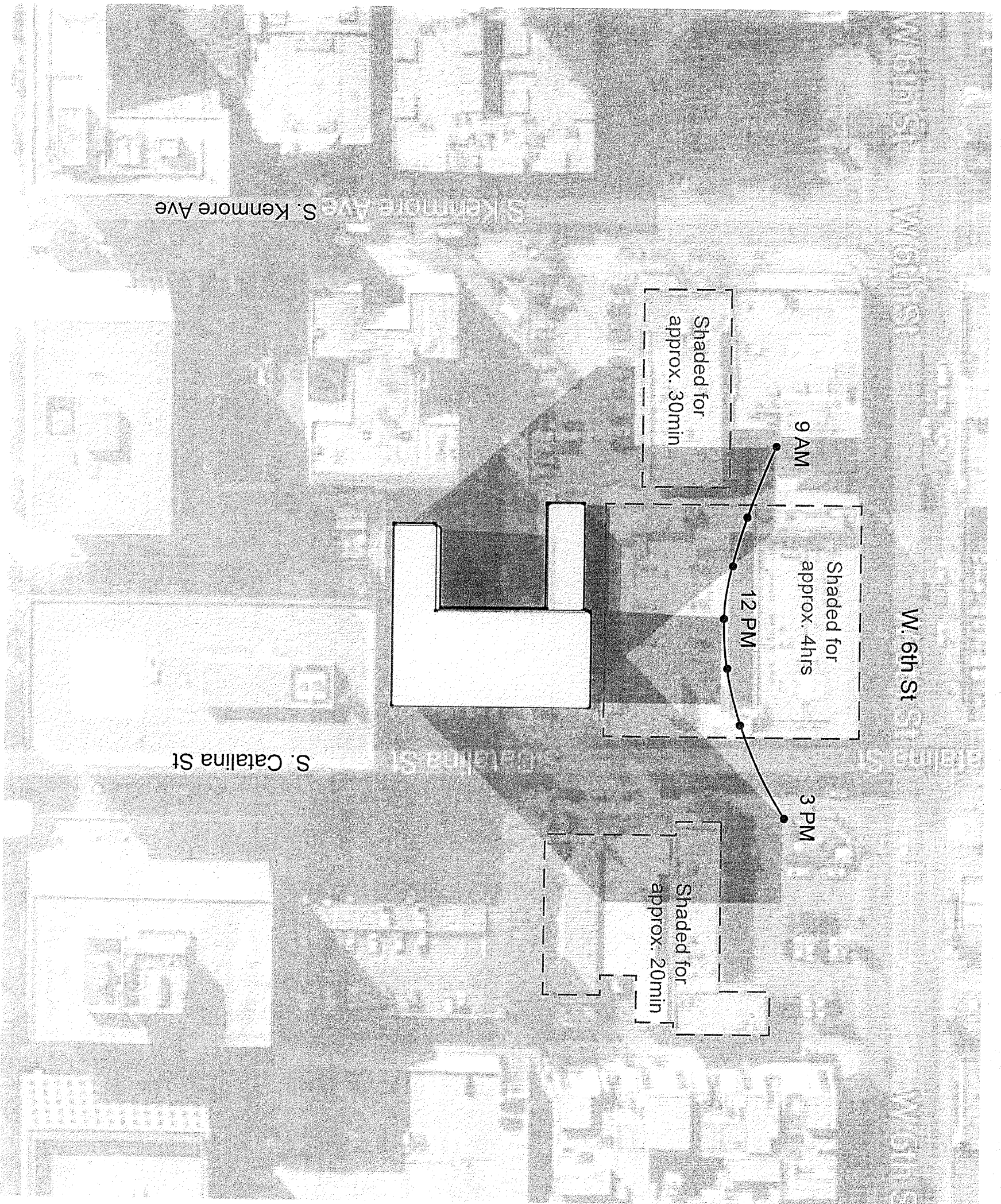
Shaded for approx. 6hrs



Hotel on Catalina!



Hotel on Catalina!



Shaded Hotel on Catalina!