

GROSS AREA BREAKDOWN

	HOTEL	38,826 SF
	OFFICE BUILDING	9,033 SF
	CONFERENCE CENTER	17,393 SF
	PARKING DECK	60,705 SF

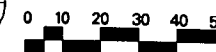
GENERAL NOTES:

FINAL PLANS SUBJECT TO UMUD-0 PERMIT APPROVAL PROCESS

THESE ARE CONCEPTUAL DRAWINGS. THE ACTUAL BUILDING SQUARE FOOTAGE MAY INCREASE OR DECREASE BUT WILL STILL ADHERE TO THE REQUIREMENTS AS PER UMUD REGULATIONS.

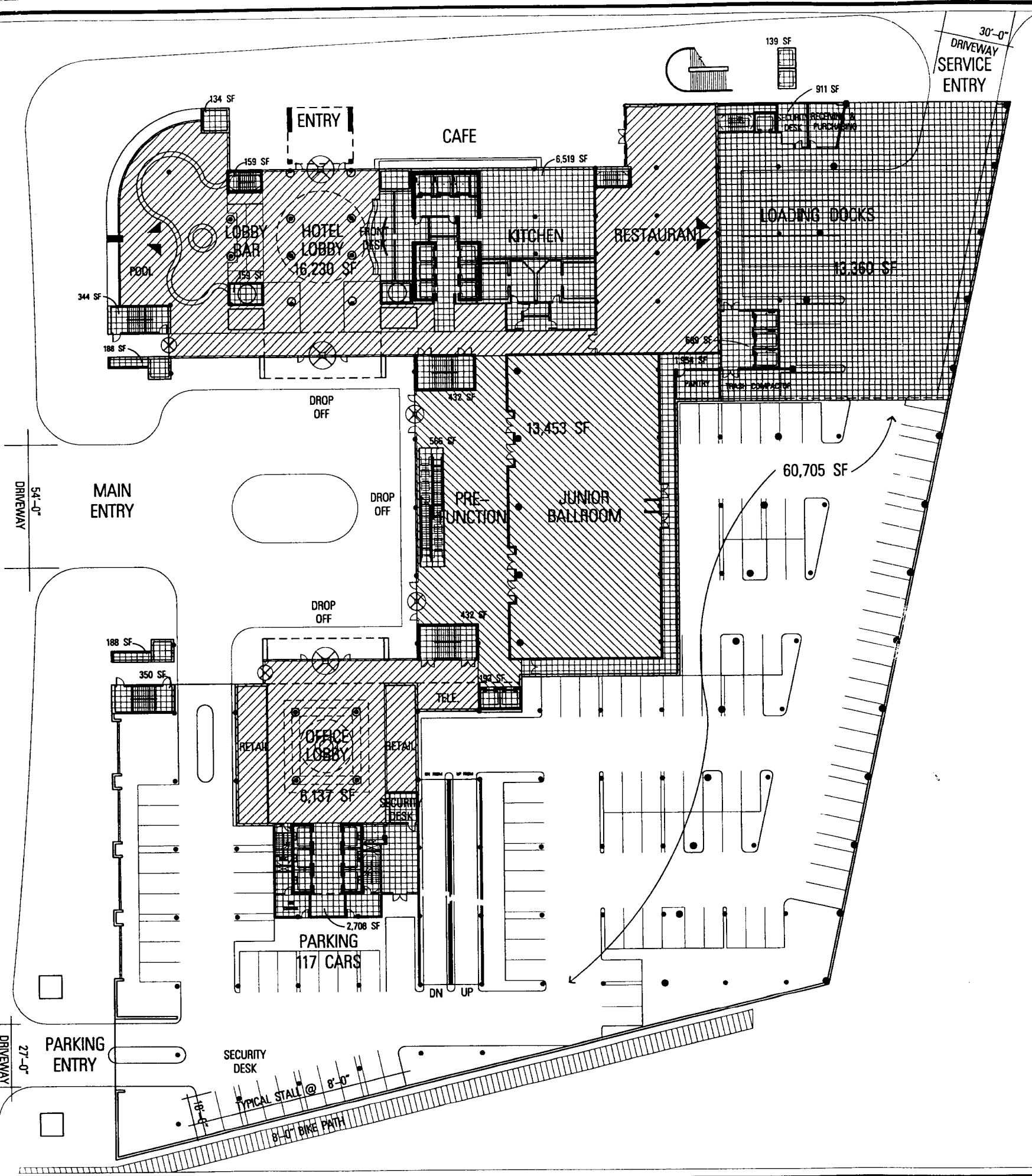
WESTIN CHARLOTTE
CONCEPT GROUND FLOOR PLAN

FOR PUBLIC HEARING
PETITION no. 99-38



GATEWAY CENTER PARTNERS
CHARLOTTE, NORTH CAROLINA
JOHN PORTMAN & ASSOCIATES

DECEMBER 1998



NET AREA BREAKDOWN/RETAIL SPACE

	HOTEL	(gross area)	38,826 SF	(100%)
	HOTEL NET AREA		16,230 SF	(41.80%)
	*SERVICEMECH.		22,596 SF	(58.20%)
	OFFICE	(gross area)	12,919 SF	(100%)
	OFFICE NET AREA		9,673 SF	(74.87%)
	*SERVICEMECH.		3,246 SF	(25.13%)
	CONFERENCE CENTER	(gross area)	17,746 SF	(100%)
	CONFERENCE CENTER NET AREA		13,383 SF	(75.41%)
	*SERVICEMECH.		4,363 SF	(24.59%)
	PARKING DECK	(gross area)	60,705 SF	(100%)
	PARKING NET AREA		60,705 SF	(100%)
	*SERVICEMECH.		SF	(0%)
RETAIL SPACE PROVIDED			11,653 SF	
	50% HOTEL LOBBY (1.5 X 3,356sf)		1,678 SF	
	RESTAURANT		5,414 SF	
	LOBBY BAR		1,863 SF	
	GENERAL RETAIL (ground & second level)		2,698 SF	

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*NOTE: ServiceMech refers to stairways, elevator shafts, elevator lobbies, rest rooms, mechanical areas, security areas, service areas.

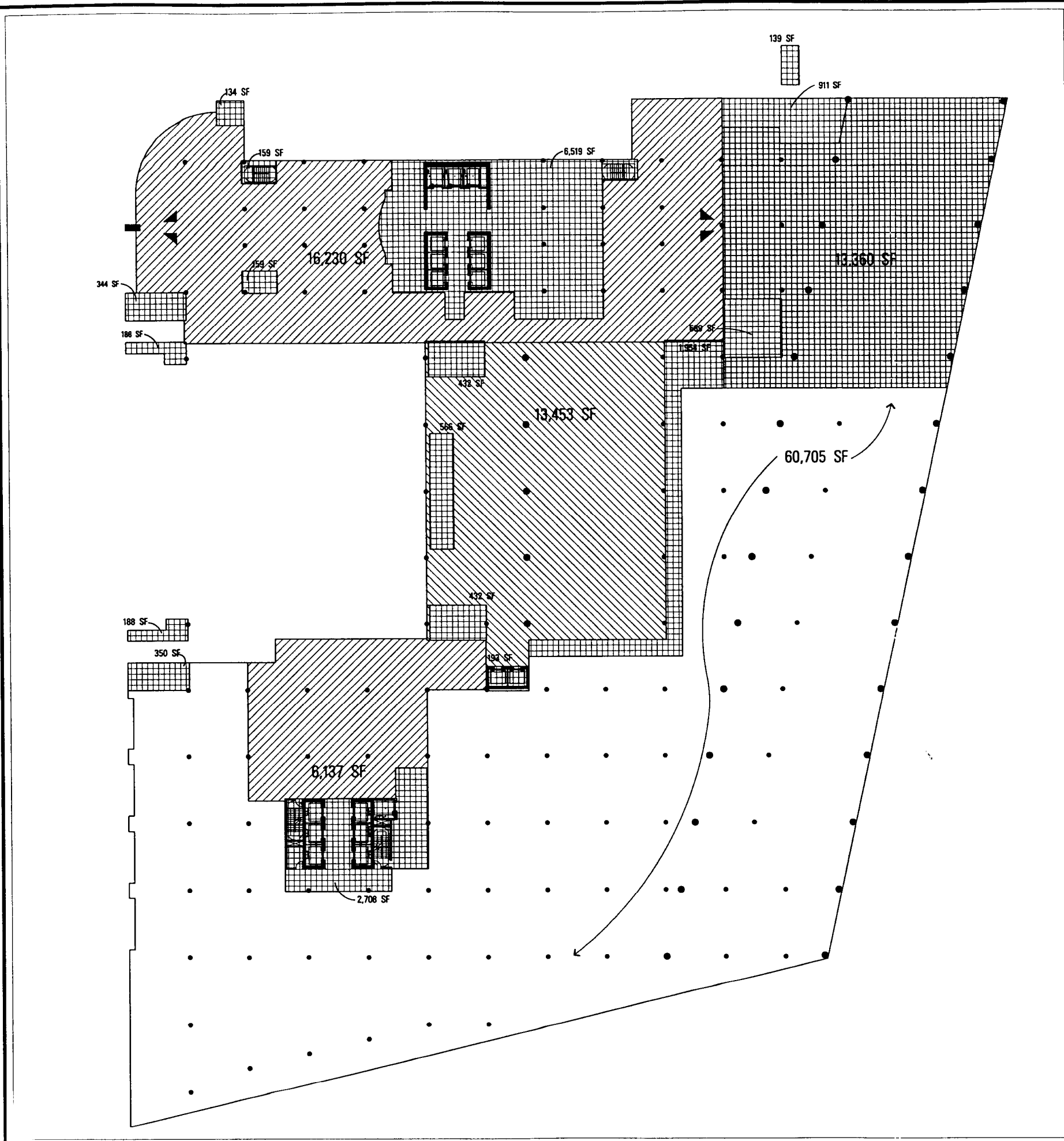
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OFFICE (gross area) 12,919 SF (100%)	
☒ OFFICE NET AREA	9,673 SF (74.87%)
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CONFERENCE CENTER (gross area) 17,746 SF (100%)	
☒ CONFERENCE CENTER NET AREA	13,383 SF (75.41%)
☒ *SERVICE/MECH.	4,363 SF (24.59%)
PARKING DECK (gross area) 60,705 SF (100%)	
☐ PARKING NET AREA	60,705 SF (100%)
☒ *SERVICE/MECH.	SF (0%)

RETAIL SPACE PROVIDED 11,653 SF	
50% HOTEL LOBBY (1.5 X 3,356sf)	1,678 SF
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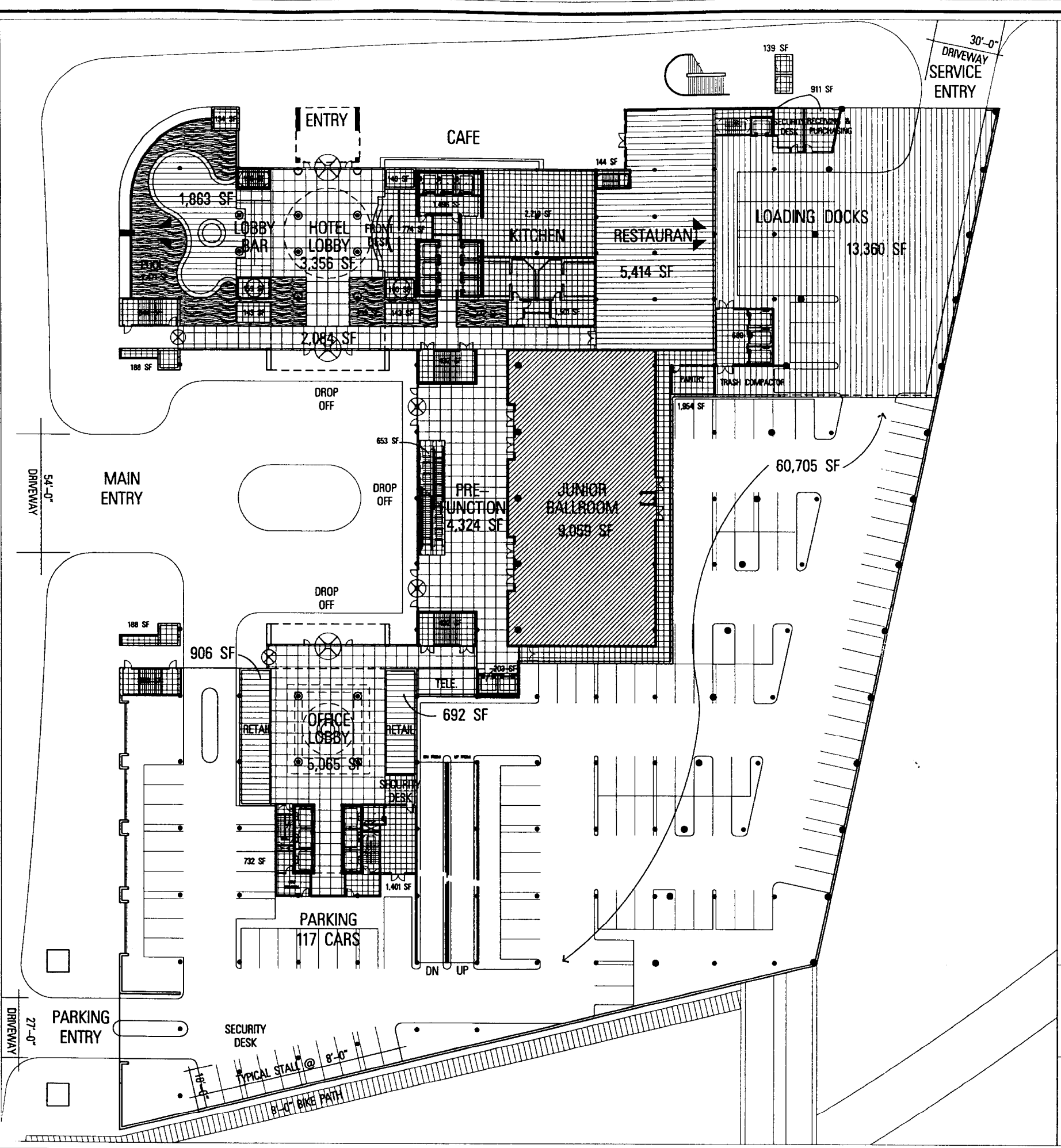
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PROGRAM AREA BREAKDOWN

HOTEL (gross area) 38,826 SF	
☒ HOTEL LOBBY (50% = 1,678 SF)	3,356 SF
☒ LOBBY BAR	1,863 SF
☒ RESTAURANT	5,414 SF
☒ INTERIOR POOLS (50% = 1,621 SF)	3,242 SF
☒ SERVICE/MECHANICAL	9,422 SF
☒ CIRCULATION	2,084 SF
☒ MISC.	85 SF
☒ LOADING DOCK (gross area)	13,360 SF

OFFICE BUILDING (gross area) **9,382 SF**

☒ LOBBY	5,065 SF
☒ RETAIL	1,598 SF
☒ SERVICE/MECHANICAL	2,719 SF

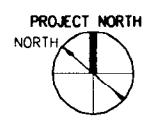
CONFERENCE CENTER (gross area) **17,746 SF**

☒ PRE-FUNCTION	4,324 SF
☒ JR. BALLROOM	9,059 SF
☒ SERVICE/MECHANICAL	4,363 SF

☐ **PARKING DECK** (gross area) **60,705 SF**

TOTAL (gross area) **126,659 SF**

WESTIN CHARLOTTE
CONCEPT GROUND FLOOR PLAN



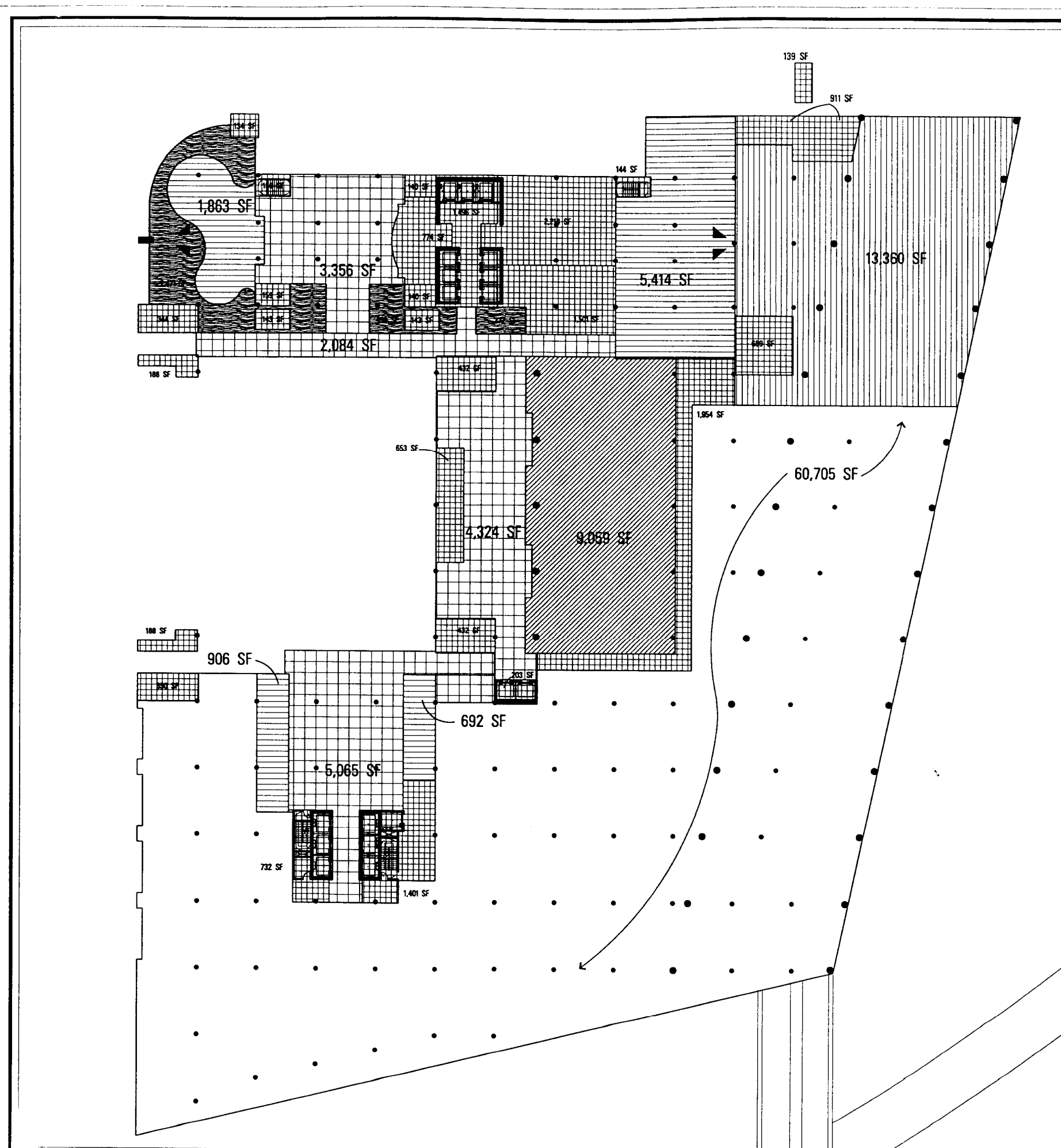
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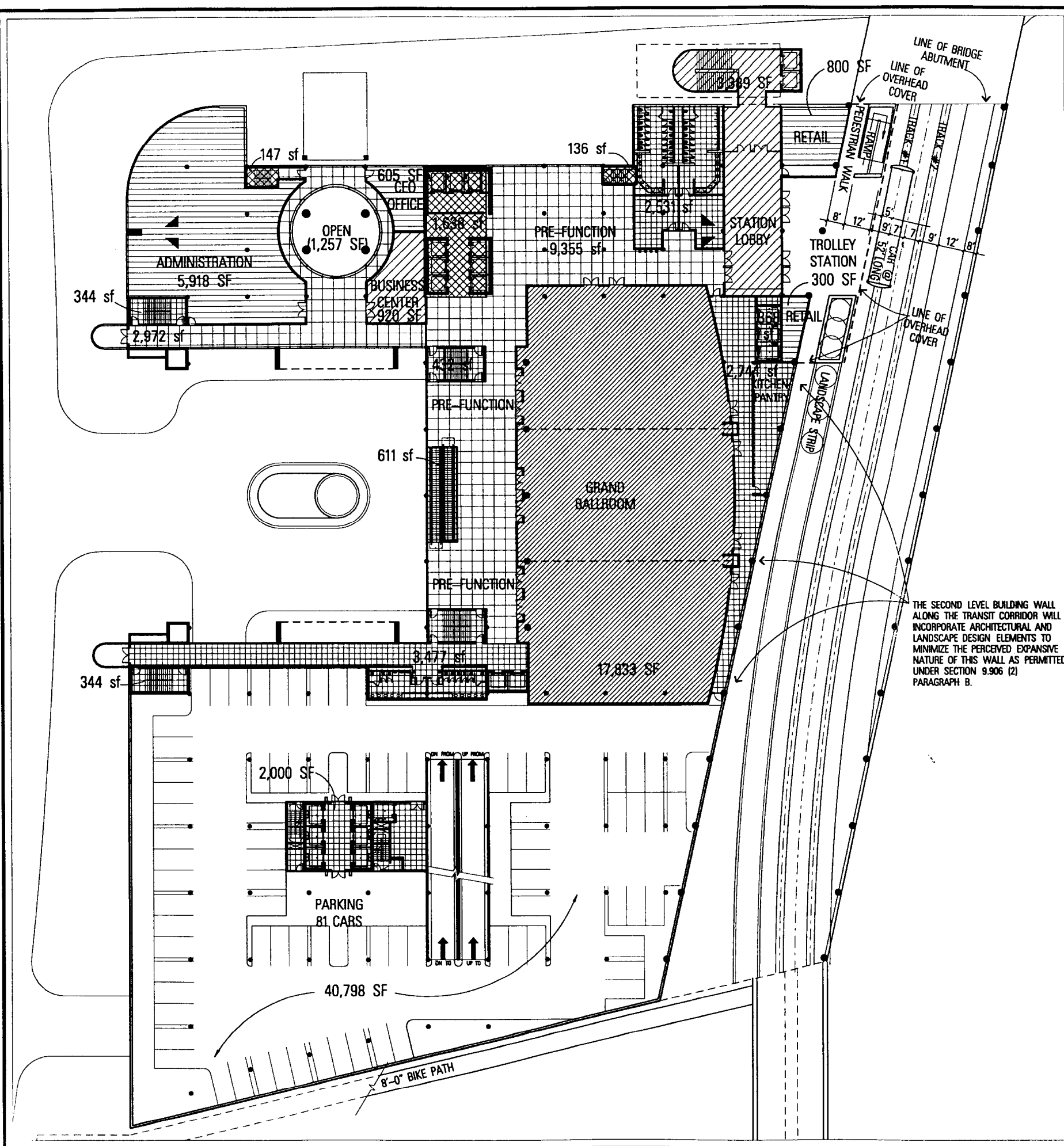
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PROGRAM AREA BREAKDOWN

HOTEL (gross area)	16,825 SF
RETAIL	1,100 SF
BUSINESS CENTER	920 SF
TROLLEY	3,389 SF
OFFICES	6,523 SF
OFFICE CIRCULATION	2,972 SF
HOTEL CORE /STAIR	1,921 SF

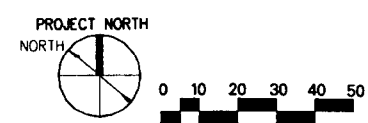
OFFICE BUILDING (gross area)	2,000 SF
LOBBY	0 SF
RETAIL	0 SF
SERVICEMECHANICAL	2,000 SF

CONFERENCE CENTER (gross area)	38,039 SF
PRE-FUNCTION	9,355 SF
GRAND BALLROOM	17,833 SF
SERVICEMECHANICAL	10,851 SF

PARKING DECK (gross area)	40,798 SF
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TOTAL (gross area)	97,662 SF
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WESTIN CHARLOTTE
CONCEPT SECOND FLOOR PLAN



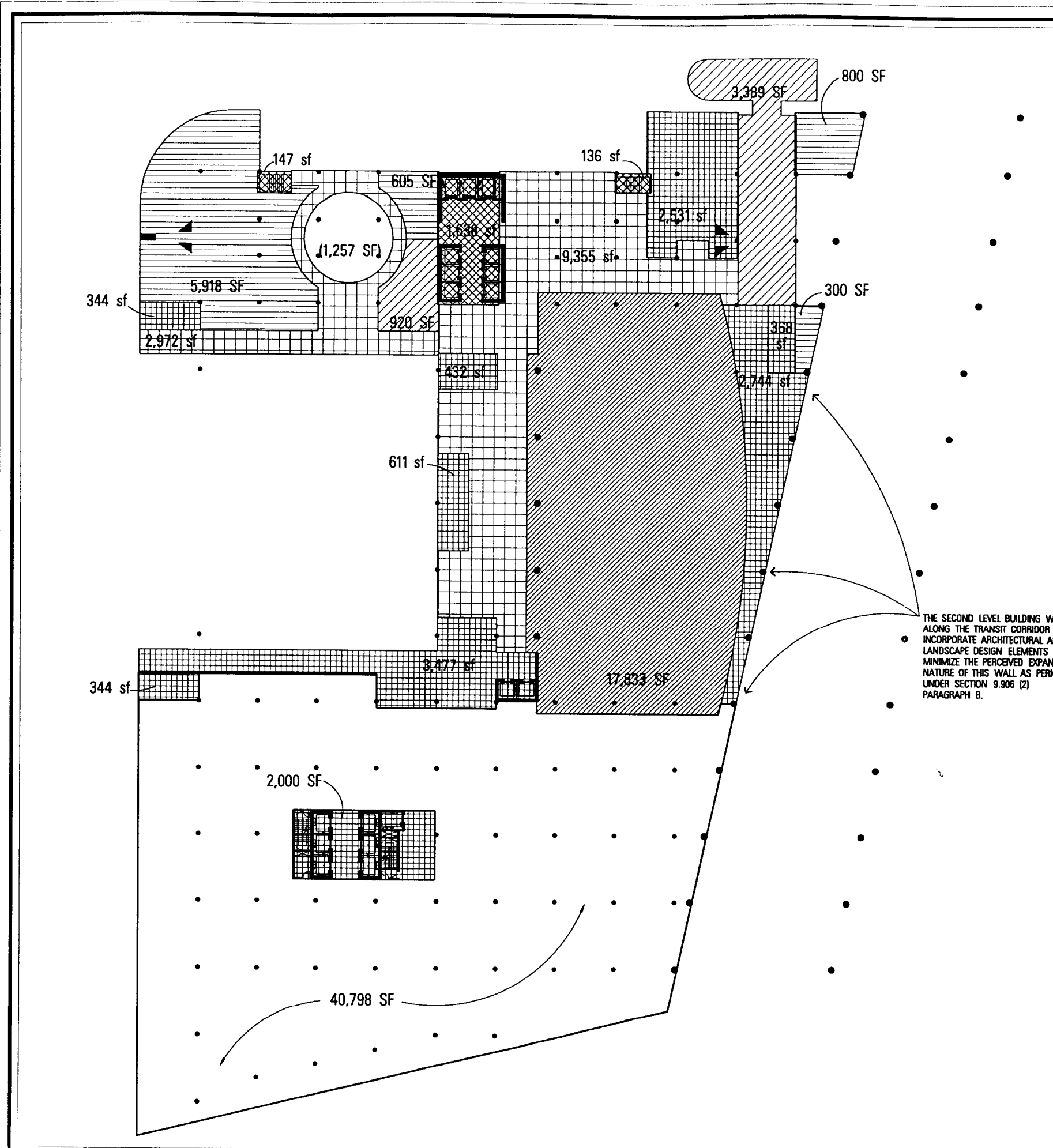
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THE SECOND LEVEL BUILDING WALL ALONG THE TRANSIT CORRIDOR WILL INCORPORATE ARCHITECTURAL AND LANDSCAPE DESIGN ELEMENTS TO MINIMIZE THE PERCEIVED EXPANSIVE NATURE OF THIS WALL.
THE INTRODUCTION OF SAID DESIGN ELEMENTS IS INTENDED TO FOLLOW THE SPIRIT OF THE "UMUD" REGULATIONS REGARDING STREET WALL TREATMENT.

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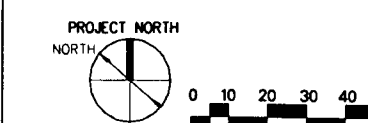
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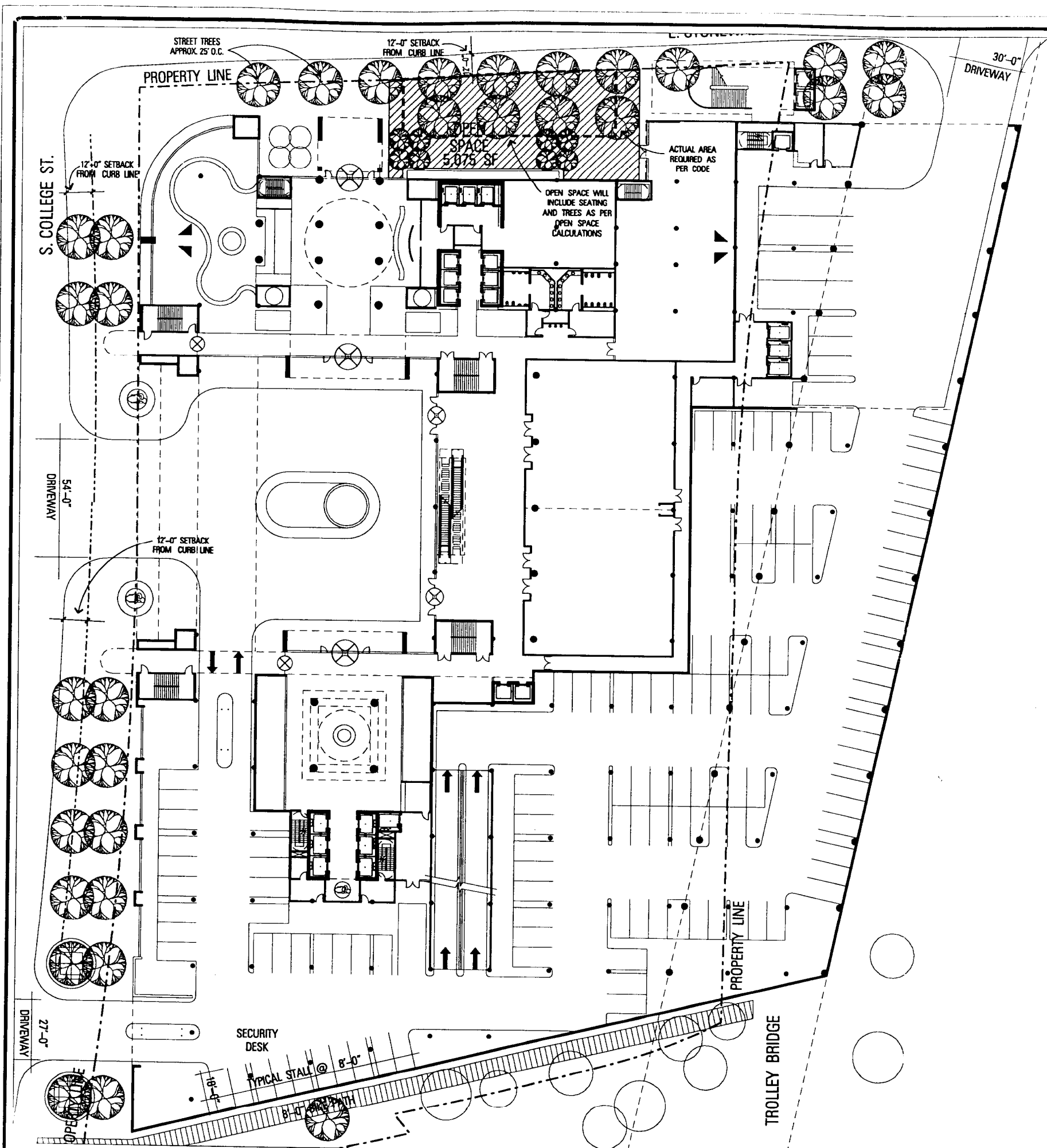
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OPEN SPACE REQUIREMENT

OFFICE (gross area)	267,477 SF
GROUND LEVEL	12,919 SF
LEVEL 1-mezz	2,011 SF
LEVEL 2	2,011 SF
LEVEL 2-mezz	2,011 SF
LEVEL 3	2,011 SF
LEVEL 4	20,974 SF
LEVEL 5-14 (10 x 22,504)	225,540 SF

OPEN SPACE CALCULATIONS	
1sf/100sf for bldgs. > 40,000sf	2,675 SF

TOTAL OPEN SPACE REQUIRED	2,675 SF
(OPTIONAL OPEN SPACE AS PER DRAWING)	(5,075 SF)

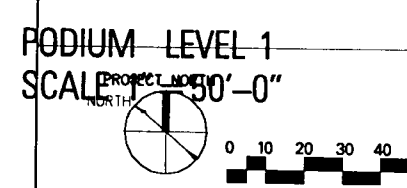
SEATING [1LF/30 SF]	89 LF
(2,675/30 = 89lf)	
25% PERMANENT SEATING	22 LF
(89 X .25 = 22lf)	

MOVEABLE SEATING [1CHR/2.5LF]	27 chairs
(89-22 = 67lf/2.5 lf)	

TABLES	7 tables
(27/.4 chairs = approx. 7 tables)	

TREES	5 trees
(4 / 2,000sf + 11,000 sf)	

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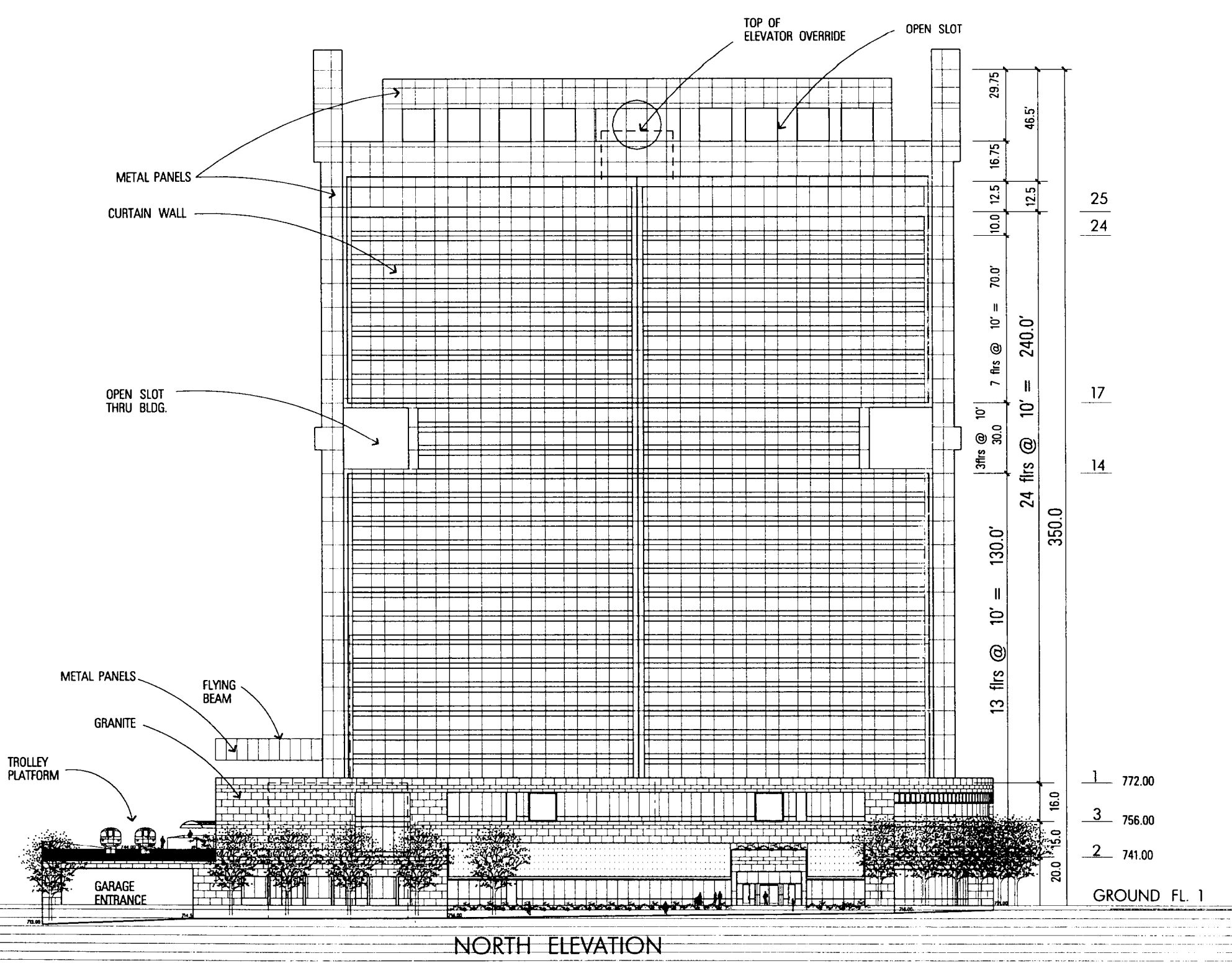
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APPROVED BY CITY COUNCIL
 DATE April 12, 1999

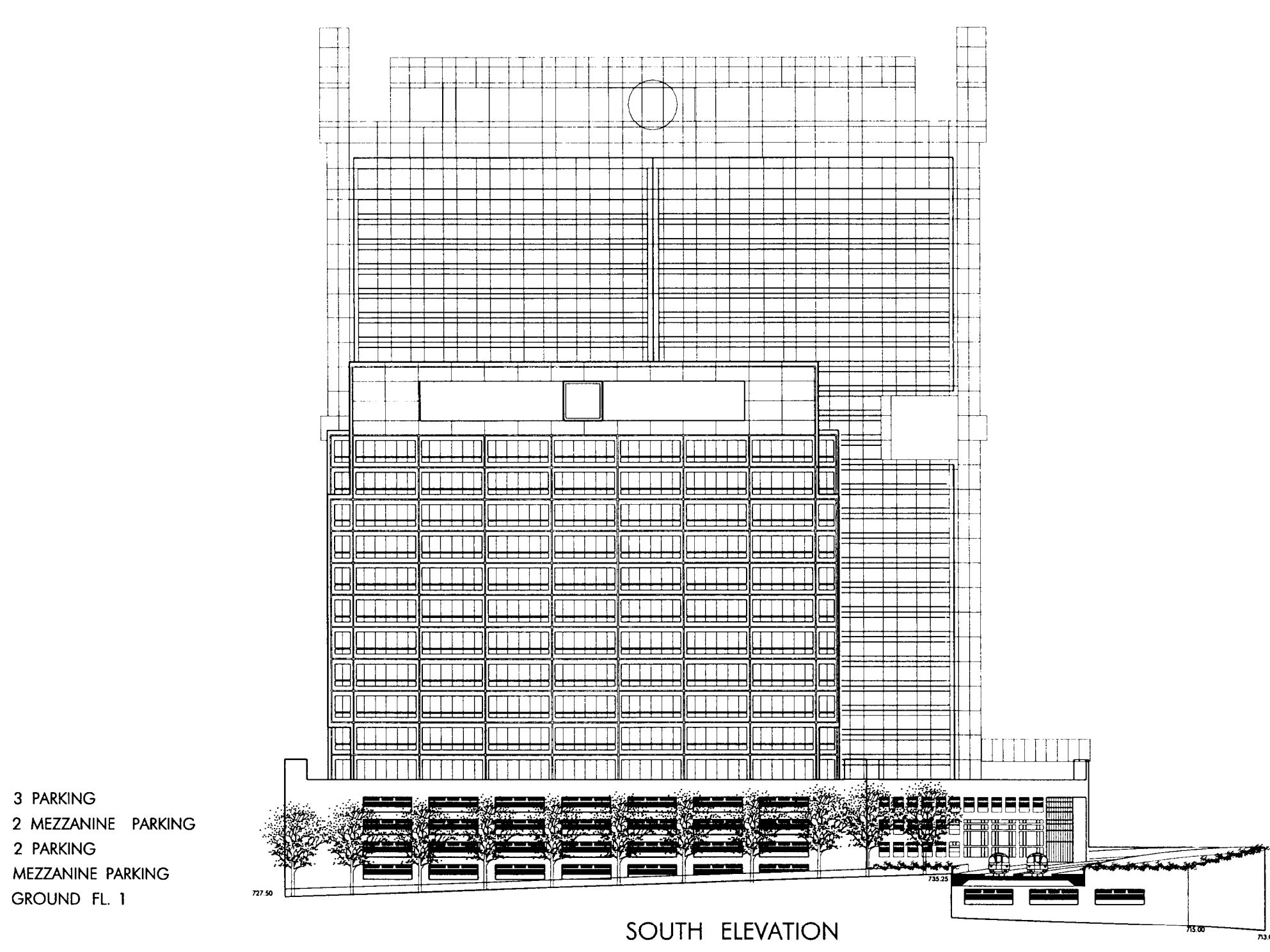
WESTIN CHARLOTTE
 CONCEPT BUILDING ELEVATION

GATEWAY CENTER PARTNERS
 CHARLOTTE, NORTH CAROLINA
 JOHN PORTMAN & ASSOCIATES

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MARCH 1999

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WESTIN CHARLOTTE
 CONCEPT BUILDING ELEVATION

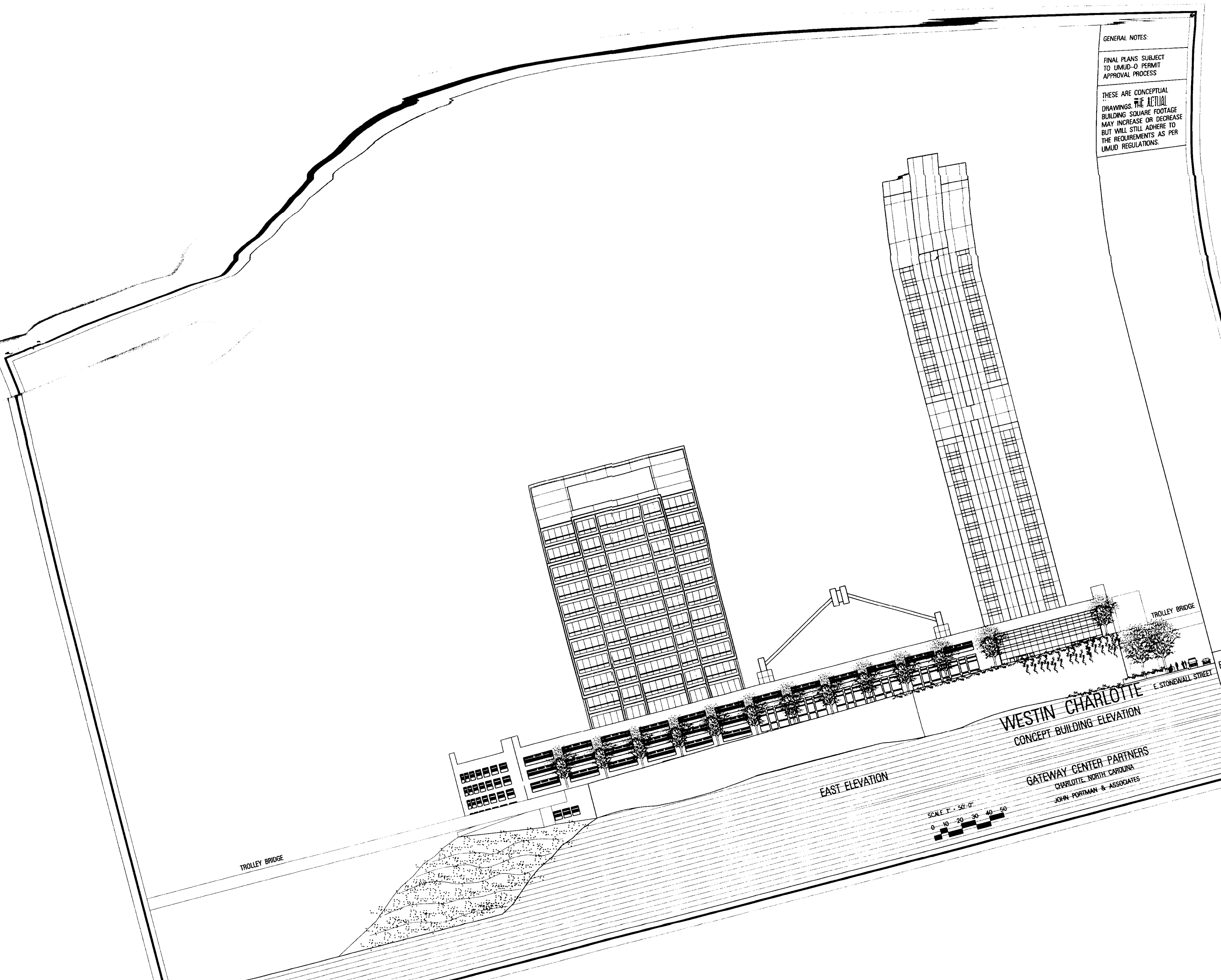
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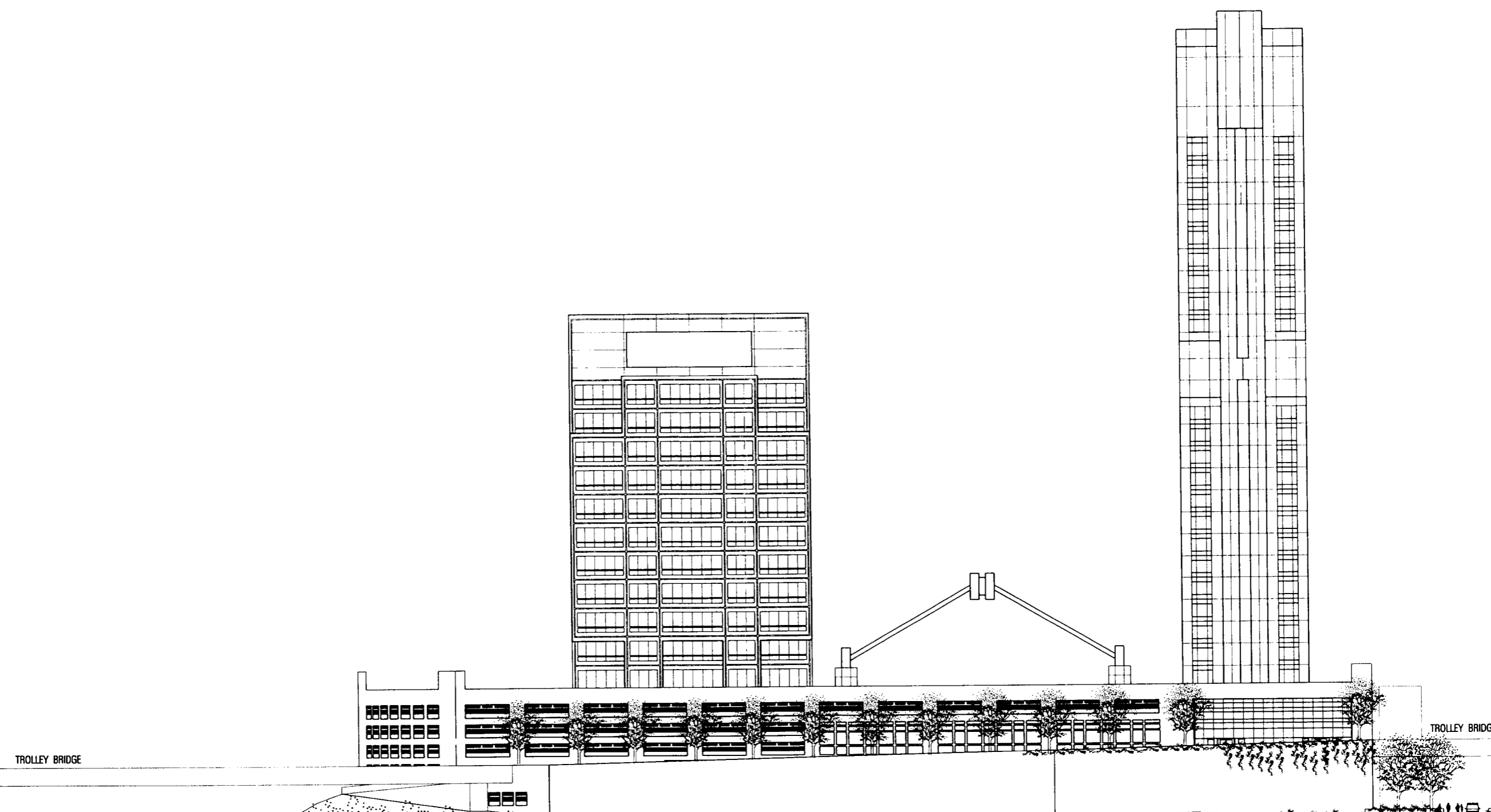
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TROLLEY BRIDGE

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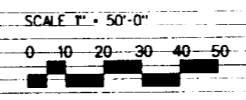
E. STONEWALL STREET

EAST ELEVATION

WESTIN CHARLOTTE
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BELK FREEWAY



GATEWAY CENTER PARTNERS
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