

SITE PLAN DEVELOPMENT SYNOPSIS

PARCEL	LAND AREA	LAND USE	BLDG. AREA	REQ. PARKING	PARKING PROVIDED	PARKING RATIO
PARCEL 'A'	178,156 S.F. 4.09 AC.	12 STORY-OFFICE	300,000 S.F.	1200 CARS @ 4.0 /1000		
		ON SITE PARK				
		GARAGE - 1 (10 LEVELS)	529,310 S.F.*		1270 CARS	
SUBTOTAL	178,156 S.F. 4.09 AC.		300,000 S.F.		1270 CARS	4.2 /1000
PARCEL 'B'	54,885 S.F. 1.26 AC.	CONFERENCE CENTER	28,000 S.F.	290 CARS @ 10/1000		
		CITY HALL	8,000 S.F.	32 CARS @ 4.0 /1000		
		GARAGE - 2 (6 LEVELS)	174,000 S.F.*		445 CARS	
SUBTOTAL	54,885 S.F. 1.26 AC.		36,000 S.F.		445 CARS	12.3 /1000
PARCEL 'C'	122,354 S.F. 2.80 AC.	225 ROOM HOTEL		225 CARS @ 1 / ROOM		
		ON SITE PARK			110 CARS**	
PARCEL 'D'	209,428 S.F. 4.80 AC.	RESIDENTIAL	336 UNITS (70 DU/AC.)	1.67 / UNIT	568 CARS	
PARCEL 'E'	104,711 S.F. 2.40 AC.	OFFICE (6 STORY) (POSSIBLE 10,000 S.F. RETAIL)	160,000 S.F.	640 CARS @ 4.0 /1000 (OFFICE USE)		
		ON SITE PARK			25 CARS	
		GARAGE - 4 (6 LEVELS)	217,350 S.F.*		640 CARS	
SUBTOTAL	104,711 S.F. 2.40 AC.		160,000 S.F.		665 CARS	4.2 /1000
PARCEL 'F'	110,443 S.F. 2.54 AC.	4 STORY OFFICE (POSSIBLE MULTI-FAMILY /RETAIL)	106,000 S.F.	424 CARS @ 4.0 /1000 (OFFICE USE)		
		ON SITE PARK			22 CARS	
		GARAGE - 5 (4 LEVELS)	144,900 S.F.*		424 CARS	
SUBTOTAL	110,443 S.F. 2.54 AC.		106,000 S.F.		446 CARS	4.2 /1000
PARCEL 'G'	73,819 S.F. 1.69 AC.	LEASE - RETAIL	16,900 S.F.	85 CARS @ 5.0 /1000	171 CARS <small>(111 + 60 CARS FROM PARCEL J = 171 CARS)</small>	10.1 /1000
PARCEL 'H'	71,916 S.F. 1.65 AC.	LEASE - RETAIL	16,900 S.F.	85 CARS @ 5.0 /1000	150 CARS <small>(101 + 49 CARS FROM PARCEL J = 150 CARS)</small>	8.9 /1000
PARCEL 'J'	204,887 S.F. 4.70 AC.	SATURN LANE & SPACE PARK DRIVE				
RESERVE 'A'	34,830 S.F. 0.80 AC.	LEASE - RETAIL	6,500 S.F.	33 CARS @ 5.0 /1000	42 CARS	6.5 /1000
RESERVE 'B'	58,474 S.F. 1.34 AC.	PAD - RESTAURANT	7,600 S.F.	92 CARS @ 12.0 /1000	93 CARS	12.2 /1000
RESERVE 'C'	30,614 S.F. 0.70 AC.	LEASE - RETAIL	4,500 S.F.	23 CARS @ 5.0 /1000	23 CARS	5.0 /1000
RESERVE 'D'	32,815 S.F. 0.75 AC.	LEASE - RETAIL	4,500 S.F.	23 CARS @ 5.0 /1000	23 CARS	5.0 /1000
RESERVE 'E'	83,861 S.F. 1.93 AC.	LEASE - RETAIL	13,785 S.F.	69 CARS @ 5.0 /1000	121 CARS	8.8 /1000
TOTAL	1,371,193 S.F. 31.48 AC.		672,685 S.F.	3364 CARS @ 5.0 /1000	4,127 CARS	6.1 /1000

* NOT INCLUDED IN SUBTOTALS OR FINAL TOTAL

** IN ADDITION TO THE ON SITE PARKING SPACES
(110 CARS) 190 CARS FOR PARCEL 'C' (HOTEL) ARE
INCLUDED IN PARCEL 'B' PARKING STRUCTURE.

THE SPACE CENTER PLAZA

NASSAU BAY, TX
GRIFFIN PARTNERS NASSAU BAY, LP

EXHIBIT

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Site Synopsis

Hermes Architects

