

# Feasibility Study

## **Option 1 - Hotel only option -**

Based on the property size, height limit, setbacks, and other zoning code requirements we can provide 96 hotel rooms, which require 144 parking spaces...we are also showing an additional 6 spaces for 12 employees...Total parking provided is 150 spaces...we have 49 king studio rooms and 47 double queen units...we have elevated the pool above parking to maximize the parking...

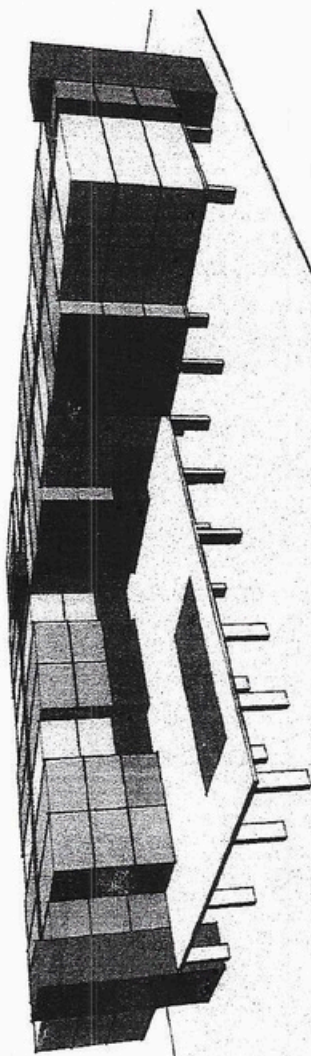
## **Option 2 – Hotel and Retail option -**

Based on the property size, height limit, setbacks, and other zoning code requirements we can provide 58 hotel rooms, which require 87 parking spaces...we also have 5000 SF of Retail space facing Rt. 54 which requires 25 spaces...we are also showing an additional 9 spaces for 20 employees (Hotel and Retail)...Total parking provided is 121 spaces...we have 30 king studio rooms and 29 double queen units...we have elevated the pool above parking to maximize the parking...

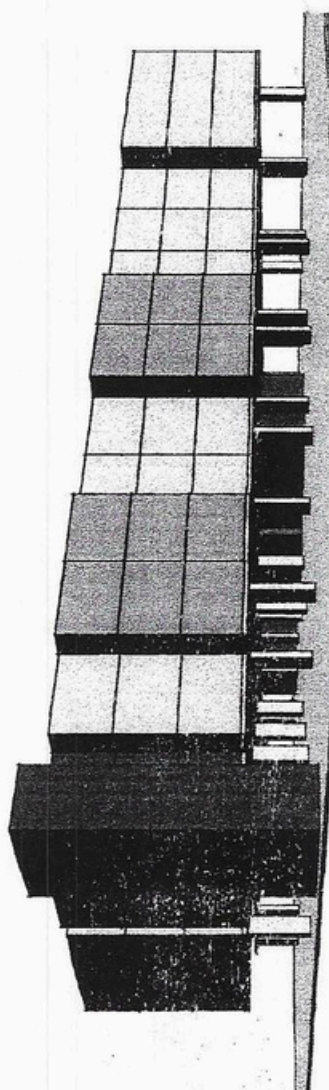
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BUILDING LEGEND

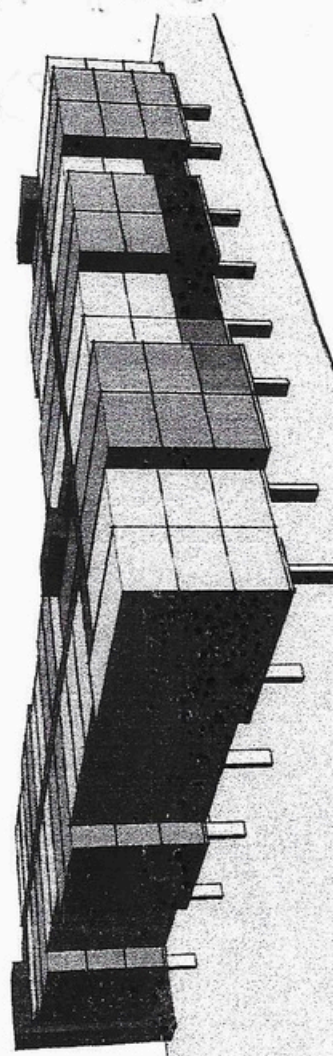
- EXTERIOR
- FLOOR PLANS
- ROOF
- WALLS
- FLOOR
- CEILING
- STAIRS
- ELEVATION



① SOUTHEAST BIRD'S EYE



② NORTHEAST PERSPECTIVE



③ NORTHWEST BIRD'S EYE





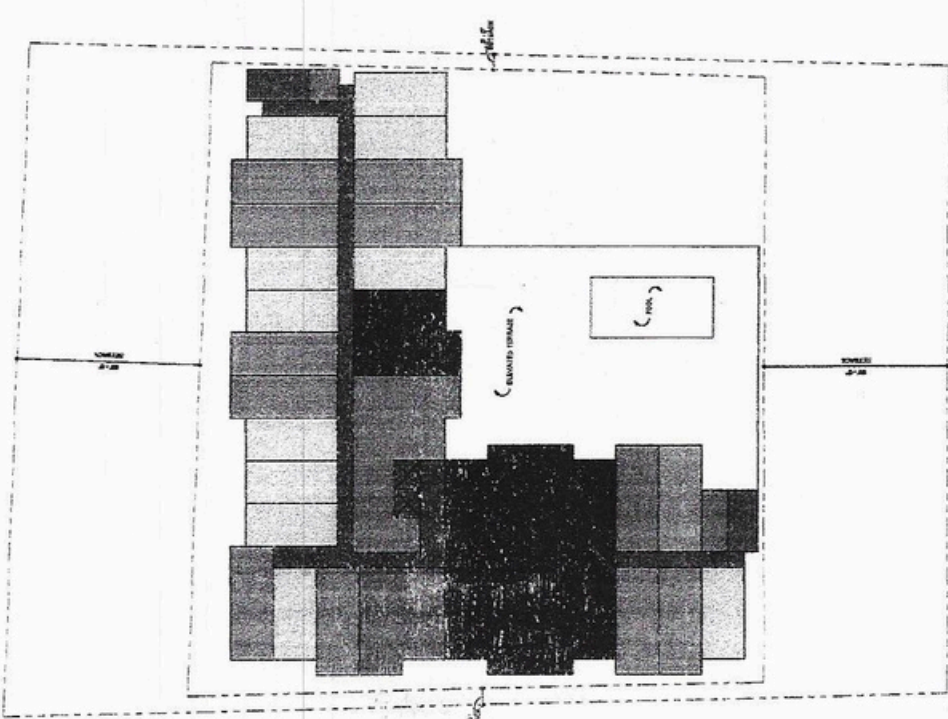
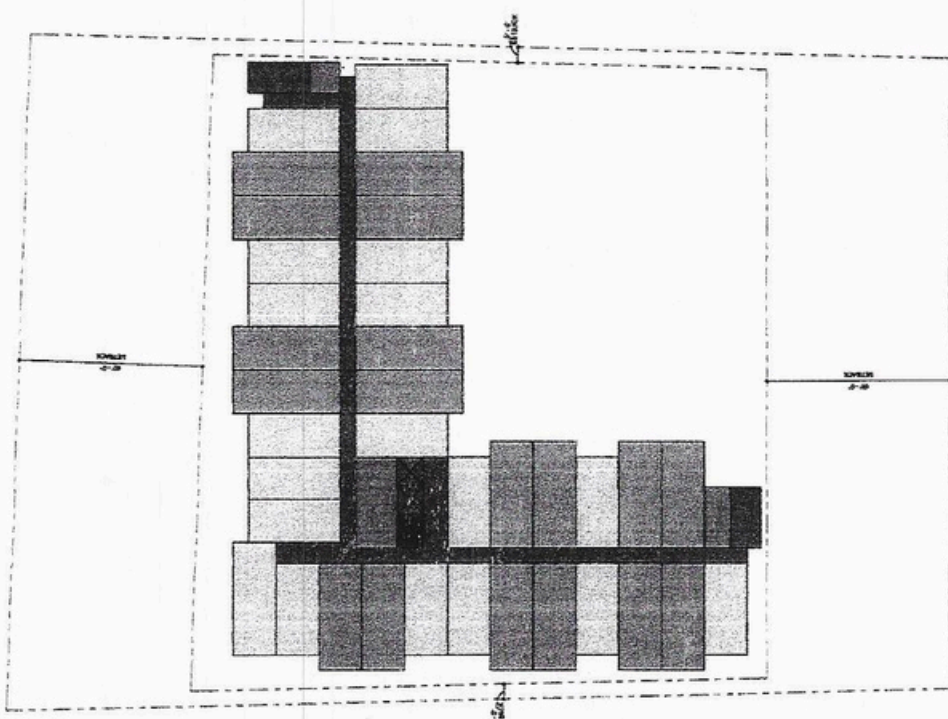
PROJECT NO.	201107-00
DATE	11/31/11
SCALE	AS SHOWN
DRAWN BY	C.B. (PROJ) J.B. (CHECK)

**BUILDING LEGEND**

[Pattern]	CIRCULATION
[Pattern]	POINT OF ENTRY / PUBLIC SPACE
[Pattern]	WALL OF GLASS
[Pattern]	WALL OF BRICK
[Pattern]	WALL OF STONE
[Pattern]	WALL OF CONCRETE

**GUEST ROOM MATRIX**

	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL
IMMEDIATE	1	1	1	1	4
DOUBLE GUEST	1	1	1	1	4
SINGLE GUEST	1	1	1	1	4
TOTAL	3	3	3	3	12

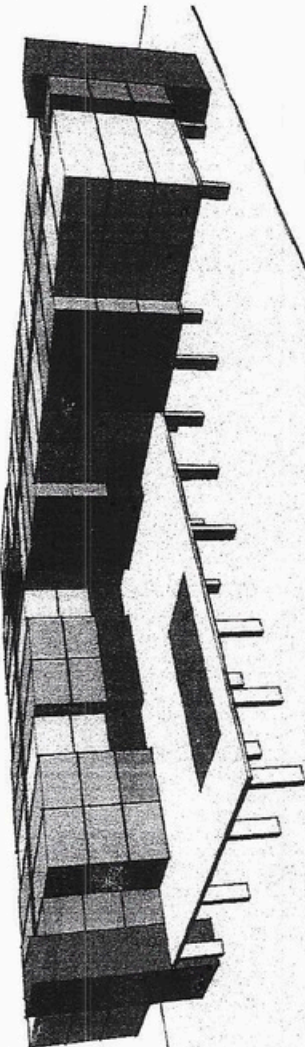


**2 SECOND - THIRD FLOOR PLAN**

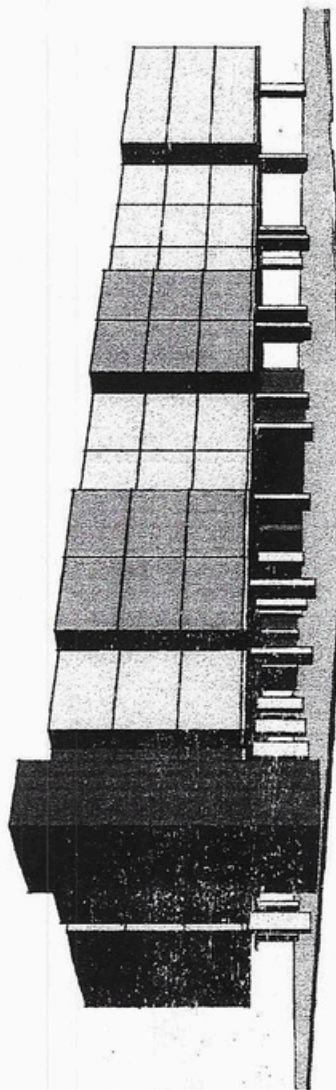
**1 FIRST FLOOR PLAN**

BUILDING LEGEND

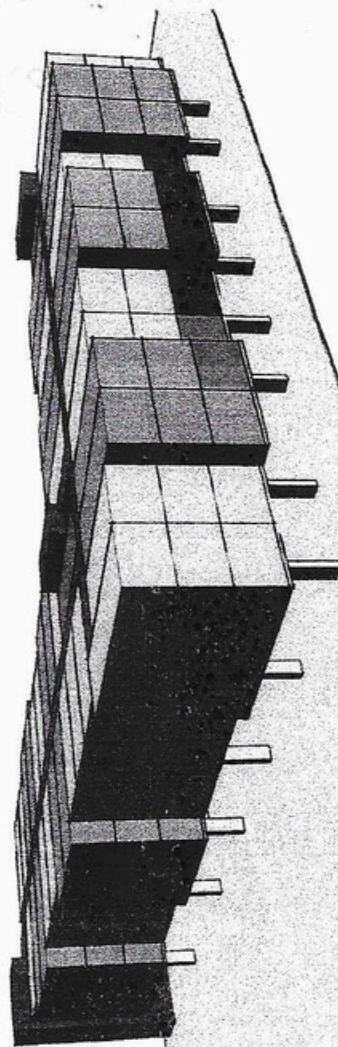
■	FOUNDATION
■	FOOT OF HOUSE/PIERAGE BASE
■	BASE OF HOUSE
■	HOUSE STONE
■	STONE COURSE



① SOUTHEAST BIRDS EYE 1/4" = 1'-0"



② NORTHEAST PERSPECTIVE 1/4" = 1'-0"



③ NORTHWEST BIRDS EYE 1/4" = 1'-0"