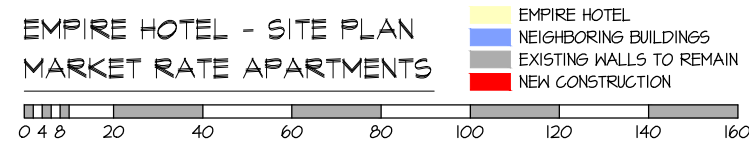
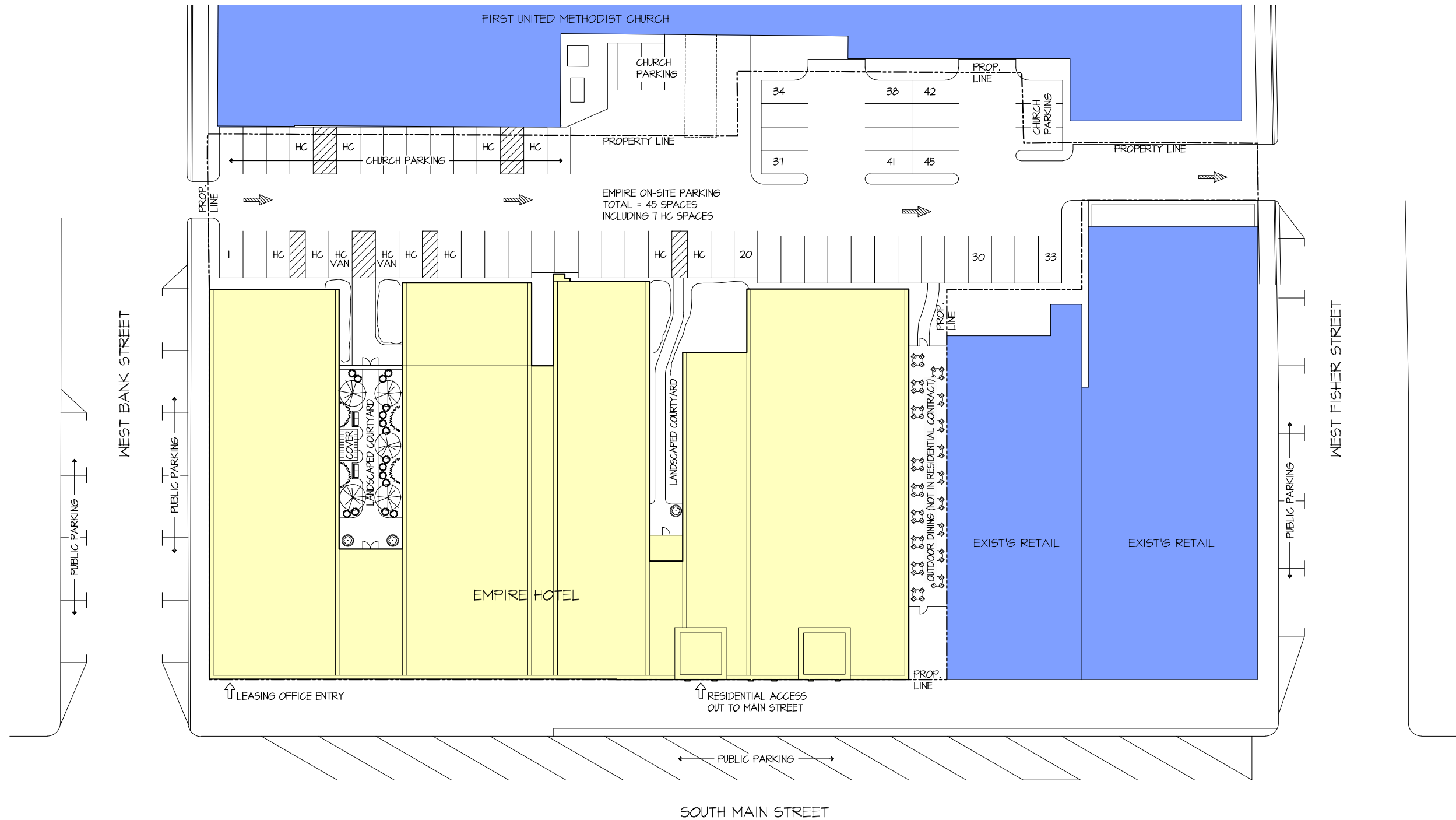


EMPIRE HOTEL - SITE PLAN MARKET RATE APARTMENTS



SITE TOTALS:

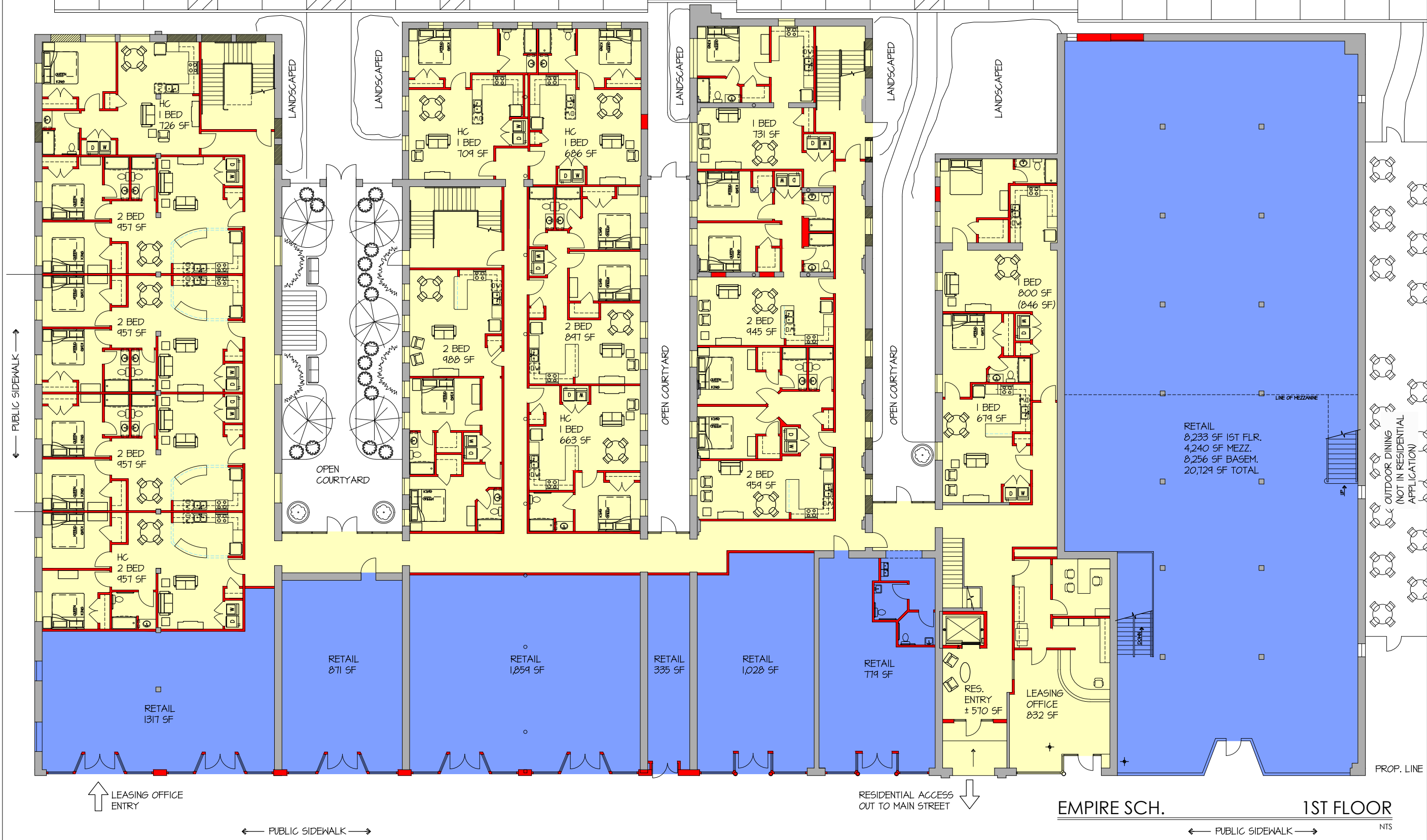
SITE TOTAL AREA = 1.49 ACRE
TOTAL EMPIRE PARKING = 45 SPACES
SITE AMENITIES:
LANDSCAPED COURTYARD, OUTDOOR SITTING AREAS, PUBLIC SIDEWALKS WITH ACCESS TO PEDESTRIAN FRIENDLY AND ACTIVE DOWNTOWN, ON-STREET AND ON-SITE PARKING



1ST FLOOR TOTALS:	
1ST FLOOR RESIDENTIAL GROSS AREA =	19,503 SF
1ST FLOOR RESIDENTIAL UNITS =	15 UNITS
1 BD/1 BA=7 (4 HC) : 2 BD/1 BA=1 (HC) : 2 BD/2 BA=7	
1ST FLOOR COMMERCIAL =	7,231+8,744 = 15,975 SF

PRESENTATION : 2/23/16

EMPIRE ON-SITE PARKING - TOTAL 45 SPACES



EMPIRE SCH. 1ST FLOOR
NTS

2ND FLOOR TOTALS:	
2ND FLOOR RESIDENTIAL GROSS AREA =	28,190 SF
2ND FLOOR RESIDENTIAL UNITS =	23 UNITS
1 BD/1 BA=10 (3 HC) : 2 BD/2 BA=13 (3 HC)	
2ND FLOOR COMMERCIAL =	0 SF
BALLROOM & SUPPORT =	4,670 SF

PRESENTATION : 2/23/16



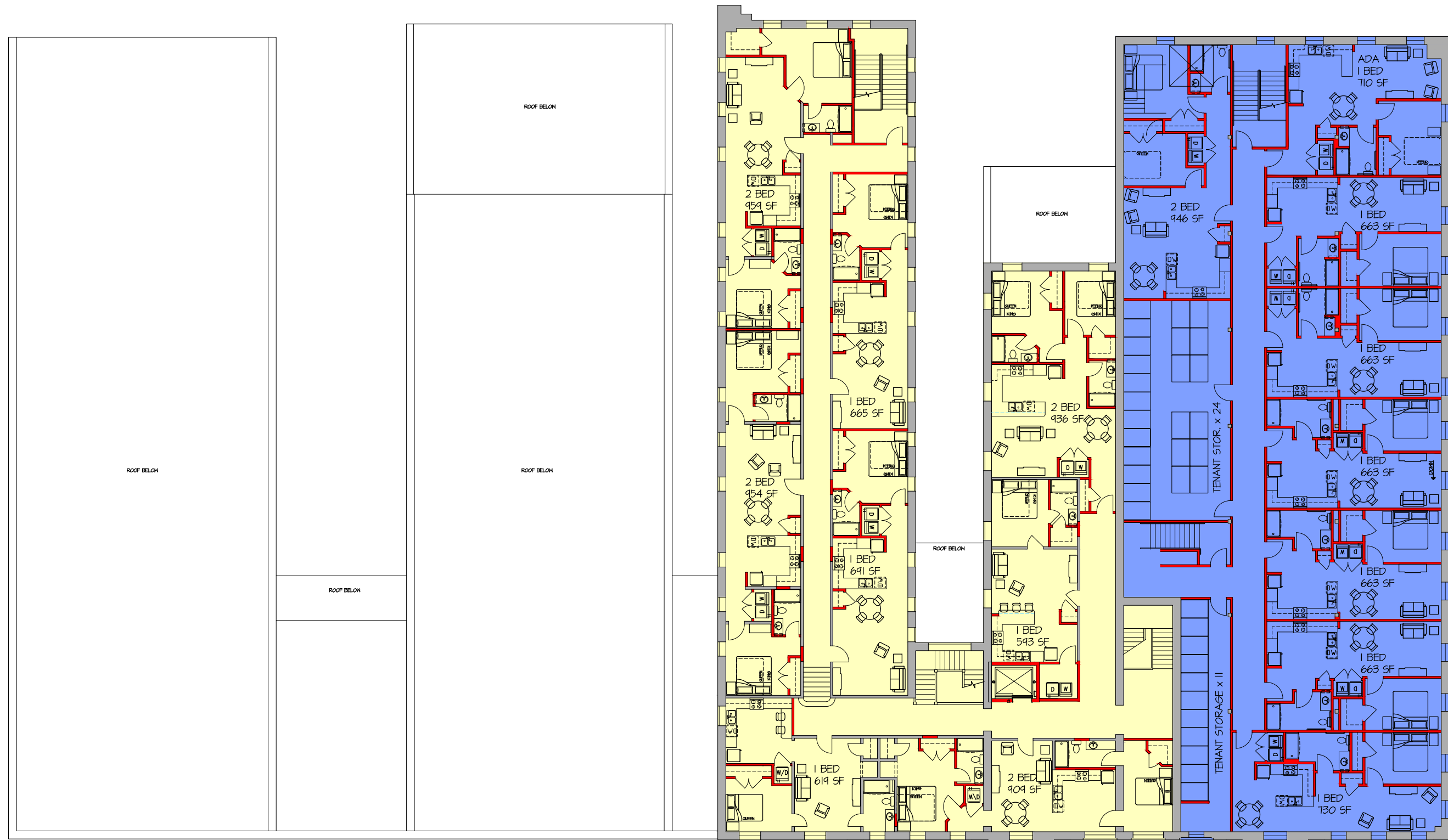
EMPIRE SCH.

2ND FLOOR

NTS

3RD FLOOR TOTALS:		
3RD FLOOR RESIDENTIAL GROSS AREA =		18,165 SF
3RD FLOOR RESIDENTIAL UNITS =		16 UNITS
1 BD/1 BA=11 : 2 BD/2 BA=5		
3RD FLOOR COMMERCIAL =		0 SF

PRESENTATION : 2/23/16





EXISTING MAIN ST. ELEV.

SCALE: 1/8"=1'-0"



PROPOSED MAIN ST. ELEV.

SCALE: 1/8"=1'-0"