

April 19, 2021

Client: SBU LLC
c/o Schwartz Realty
P.O.Box 733
Glastonbury, CT 06033

Project:
136 New London Turnpike
Glastonbury, CT 06033

RE: Useable square footage calculations

To whom it may concern,

My professional services were retained to measure the useable square footage of 136 New London Turnpike. Although the town has a significant square footage listed on it's tax records; the early 1800s house is not efficiently laid out for the spa use proposed regarding the high percentage of circulation space. Several of the rooms are required as a pass through to access the private treatment rooms, making them part of the circulation pattern vs. actual office or treatment spaces. Many rooms are very large for the treatment areas and can only accommodate 1 patron for privacy purposes despite their size. As a well preserved historic home converted to business, there are also well maintained built-in cabinets and features that further diminish many of the spaces throughout the building. Drawings A100 and A101 dated 04/14/21 depict the basic building layout with useable areas and square footages to assist in determination of the parking requirements for the new use as determined by Glastonbury's current zoning regulations.

Please do not hesitate to call if you have any questions or comments regarding the above.

Sincerely,

Hans P. Hansen, AIA